



TO: The Honorable Mayor and the City Council

FROM: Ty Livingston, Director of Planning & Community Development

DATE: July 28, 2020

SUBJECT: Petition of Roy Sorce of Sorce Enterprises for a Special Use to allow for the establishment of a recreational cannabis dispensary on property located at 1501 N. Main St.

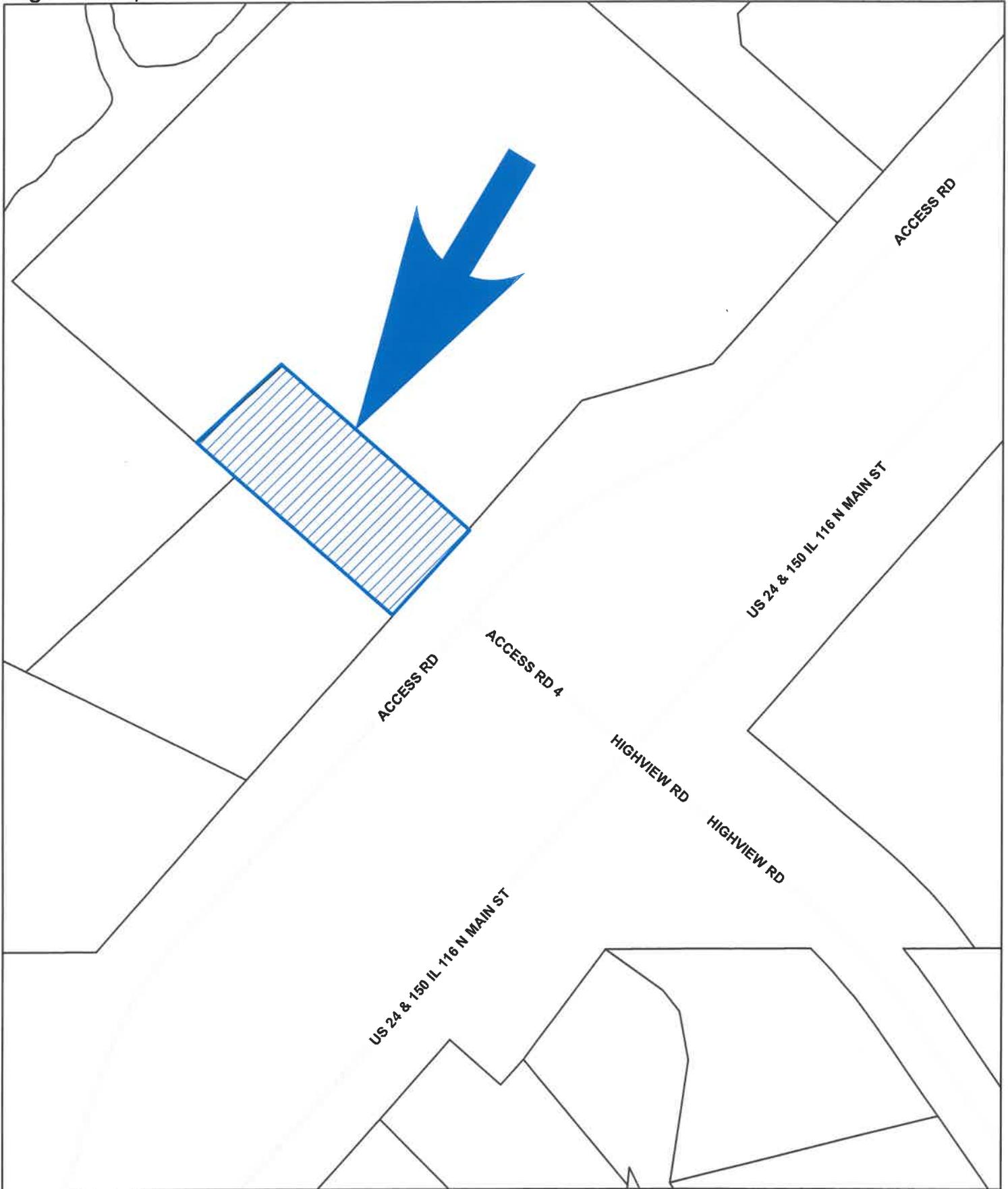
BACKGROUND:

The petition here is for a cannabis dispensary at this location. The City has concerns regarding the anticipated parking demand. The site has a small parking lot to begin with; it is limited by the surrounding uses/topography to expand much and there are limited options for overflow parking either on the street (too narrow) or on adjacent properties. In addition, when the City Council decided to permit adult-use cannabis businesses, it was not intended to permit a proliferation of cannabis businesses locating along the same corridor (North Main Street). Given these concerns, staff believes this proposed location is not in alignment with the Conditional Use factors under the City's Zoning Ordinance and allowing this proposed use in this location is not in the best interest of the City.

At their meeting, the ZBA voted 4-0 to recommend denying this Special Use identifying concerns about parking, traffic and the siting of this, and similar uses, along this stretch of Main Street.

RECOMMENDATION: Deny the petition, as presented.

Legal Description: P.I.N.: 01-01-27-100-005



RESOLUTION NO. 2021-034

East Peoria, Illinois

_____, 2020

RESOLUTION BY COMMISSIONER _____

RESOLUTION ADDRESSING THE RECOMMENDATION OF THE ZONING BOARD OF APPEALS FOR A SPECIAL USE PERMIT PERTAINING TO AN APPLICATION FOR A CONDITIONAL USE FOR A CANNABIS DISPENSARY

WHEREAS, Petitioner Roy Sorce of Sorce Enterprises (the “Petitioner”) has submitted an application for a conditional use authorizing a cannabis dispensary on property located at 1501 N. Main Street, East Peoria, Illinois (the “Property”); and

WHEREAS, a public hearing was conducted July 13, 2020, pursuant to duly published notice; and

WHEREAS, the Code of the City of East Peoria (“City Code”) provides that an adult-use cannabis business establishment facility requires approval as a conditional use, and in determining compliance with the City Code, certain standards shall be evaluated for the proposed adult-use cannabis facility based on the entirety of the circumstances affecting the particular Property for which the conditional use is sought in the context of existing and intended future use of the adjacent and nearby properties; and

WHEREAS, the City Code also lists specific considerations that will be considered when reviewing a proposed conditional use, which include (1) the impact of the proposed facility on existing or planned uses located within the vicinity of the subject Property; (2) anticipated parking demand, available private parking supply, and other parking requirements; and (3) anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways; and

WHEREAS, the Zoning Board of Appeals considered the application submitted by the Petitioner and voiced opposition to the proposed conditional use due to the negative impact of the proposed facility on existing uses within the vicinity, concerns over traffic congestion in the vicinity of the Property, as well as concerns related to the availability of parking located at the Property; and

WHEREAS, after consideration of the conditional use application and the criteria for consideration as established by the City Code, the Zoning Board of Appeals voted 4-0 to deny the application for the conditional use authorizing a cannabis dispensary;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The above recitals are found to be true and correct.

Section 2. The City Council hereby finds that Petitioner's application for the proposed cannabis dispensary on the Property does not meet the criteria as set forth in the City Code.

Section 3. The City Council hereby adopts the recommendation by the Zoning Board of Appeals, and the application for the conditional use authorizing a cannabis dispensary located at the Property is denied.

APPROVED:

Mayor

ATTEST:

City Clerk