

**ORDINANCE NO. 17,864**  
**AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE**  
**OF THE CITY OF PEORIA RELATING TO FULFILLMENT CENTERS**

**WHEREAS**, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

**WHEREAS**, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

**WHEREAS**, the City of Peoria desires to amend Appendix A, the Unified Development Code;

**NOW, AND THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS AS FOLLOWS:**

Section 1: Appendix A of the Peoria City Code, being Ordinance No. 17,403 as adopted on October 11, 2016, is hereby amended by deleting the following stricken words and adding the following underlined words:

**5.2 PERMITTED USE TABLE**

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**5.2.2. Permitted Use Table**

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USE CATEGORY	SPECIFIC USE	KEY																Use Performance Standard						
		Blank cell = Not Permitted								■ = Permitted				□ = Special Use										
		A1	P1	RE	R1	R2	R3	R4	R5	R6	R7	R8	R11	R12	N1	CN	C1	CG	C2	B1	B2	B3		
<b>COMMERCIAL</b>																								
Retail Sales and Service (see 5.6.4.G)	<u>Fulfillment Center, Small Scale</u>												■	■		■	■	■	■			■	■	■
<b>INDUSTRIAL</b>																								
Warehouse & Distribution (see 5.6.5.C)	<u>Fulfillment Center, Large Scale</u>																		■	■		■	■	■

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**5.3 USE AND PERFORMANCE STANDARDS**

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**5.3.3 Commercial Use Performance Standards**

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**M. Fulfillment Center**

1. Scale. Small scale fulfillment center shall have a maximum ground floor area of 15,000 square feet. Large scale fulfillment center shall have a ground floor area larger than 15,000 square feet.

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5.6 USE CATEGORIES

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5.6.4 Commercial Use Categories

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G. Retail Sales and Service

Companies or individuals involved in the sale, lease, or rental of new or used products, or providing personal services or repair services to the general public.

Principal Uses	Accessory Uses	Uses Not Included
<p><b>Sales-Oriented</b>                      Store selling, leasing or renting consumer, home, and business goods including but not limited to alcoholic beverages, antiques, appliances, art, art supplies, baked goods, bicycles, books, building supplies, cameras, carpet and floor coverings, crafts, clothing, computers, computer supplies, convenience goods, dry goods, electronic equipment, fabric, flowers, fruits, furniture, garden supplies, gifts or novelties, groceries, hardware, home improvement, household products, jewelry, medical supplies, music, musical instruments, pets, pet supplies, pharmaceuticals, photo finishing, picture frames, plants, postal substation, printed materials, produce, souvenirs, sporting goods, stationery, tobacco, used or secondhand goods, vegetables, videos, and related products                      Auction room, auction house, art or photo studio, gallery                      Butcher, baker, pawnshop                      Medical/Adult Use cannabis dispensary                      Convenience store with gas pumps, gas station                      Convenience store without gas pumps                      Greenhouse or nursery, commercial, garden center, outdoor retail sales, flea market, farmers market, vehicle parts and accessories                      Microbrewery/craft distillery providing onsite retail                      Wholesale club  <b>Service-Oriented</b></p>	<p>Associated office                      Automatic one bay car wash facility                      Drive-thru facility                      Food preparation or dining area                      On-site day care where children are cared for while parents or guardians are occupied on the premises                      Repackaging of goods for on-site sale                      Storage of goods                      Cannabis craft grower 5,000 sq. ft. in size or less, infuser, or processor</p>	<p>Bar, tavern, cocktail lounge, nightclub, restaurant with entertainment, open air café (see Indoor Entertainment)                      Catering establishment (see Retail Sales and Service or Light Industrial)                      Crematorium (see Light Industrial)                      Drop-in child care center (see Day Care)                      Full- or self-service vehicle wash (see Vehicle Sales and Service)                      Indoor entertainment activity such as pool hall, bowling alley, game arcade (see Indoor Recreation)                      Laundry or dry-cleaning plant (see Light Industrial)                      Outdoor entertainment activity such as batting cage, golf driving range, mini-amusement park, miniature golf facility, water park (see Outdoor Recreation)                      Pizza delivery facility; restaurant, fast-food restaurant, take-out, yogurt or ice cream shop, restaurant with sale of alcoholic beverages, brew pub, restaurant, drive-in (see Restaurant)                      Vehicle sales, repair or service (see Vehicle Sales and Service)                      Wholesale of food, clothing, auto parts, building hardware, wholesale display, wholesale establishment (see Wholesale Trade)  <u>Fulfillment Center, large scale (see Warehouse and Distribution)</u></p>

<p>Bank, animal grooming, animal hospital, veterinary clinic, pet clinic, animal boarding, animal shelter, kennel, doggy day care                  Catering establishment, small-scale                  Cleaning establishment, small-scale                  Convenience Cash Businesses                  Dry-cleaning or laundry drop-off facility, laundromat, cleaning, pickup station, coin operated pickup station                  Funeral home or mortuary, undertaking establishment                  Hair, nail, tanning, massage therapy and personal care service, barber or beauty shop                  Photocopy, blueprint, package shipping and quick-sign service, printing and publishing                  Photoengraving, post office, travel, ticket agency                  School for the Arts                  Security service, taxidermist                  Tattoo shop, palmist, psychic, medium, massage parlor                  Urgent care or emergency medical office  <u>Fulfillment Center, small scale</u>  <b>Repair-Oriented</b>                  Appliance, bicycle, canvas product, clock, computer, jewelry, musical instrument, office equipment, radio, shoe, television or watch repair, tailor, milliner, upholsterer, seamstress                  Gunsmith, locksmith</p>		
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**5.6.5 Industrial Use Categories**

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**A. Wholesale Trade**

Firms or individuals involved in the sale, lease, or rent of products to industrial, institutional or commercial businesses only. The uses emphasize on-site sales or order-taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are not permitted. Products may be picked up on-site or delivered to the customer.

Principal Uses	Accessory Uses	Uses Not Included
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Mail-order house Sale or rental of machinery, equipment, heavy equipment, building materials, special trade tools, welding supplies, machine parts, electrical supplies, plumbing supplies, janitorial supplies, restaurant equipment, and store fixtures Wholesale of food, clothing, auto parts, building hardware Wholesale display Wholesale establishment	Associated office Food preparation or dining area Minor fabrication services On-site day care where children are cared for while parents or guardians are occupied on the premises Repackaging of goods Warehouse	Earth moving and heavy construction and transportation equipment (See Heavy Industrial) Retail or wholesale sales of agriculturally-related supplies and equipment (see Agriculture) Vehicle parts sale as a principal use (see Retail Sales and Service) <u>Fulfillment Center, large scale (see Warehousing and Distribution)</u> <u>Fulfillment Center, small scale (see Retail Sales and Service)</u>
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**C. Warehouse and Distribution**

Firms involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers.

<b>Principal Uses</b>	<b>Accessory Uses</b>	<b>Uses Not Included</b>
Freight, distribution facility, parcel service Bulk storage, including nonflammable liquids, cold storage plants, including frozen food lockers, household moving and general freight storage, separate warehouse used by retail store such as furniture or appliance store Bus barn Cartage and express facility Postal distribution facility Commercial packing for fruits and vegetables Drop yard Outdoor storage yard Railroad switching yard, freight terminal, piggyback yard Transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred Truck or motor freight terminal, service facility Warehouse, distribution facility Fulfillment Center, large scale	Associated office Food preparation or dining area On-site day care where children are cared for while parents or guardians are occupied on the premises Employee recreational facility Outdoor storage yard Residential unit for security purposes (single unit) Truck fleet parking and maintenance area	Bulk storage of flammable liquids (see Heavy Industrial) Warehouse, self-service, mini-storage Warehouse, indoor multi-story (see Self-Service Storage) Solid or liquid waste transfer station (see Waste-Related Service) <u>Fulfillment Center, small scale (see Retail Sales and Service)</u>

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**10.0 DEFINITIONS**

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## 10.3. DEFINED TERMS

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Fulfillment Center: A facility where goods are stored for a limited time to fill off-site customer orders. A third-party logistic (3PL) provider may be involved that facilitates fulfilling the customer orders. Activities commonly associated with a fulfillment center include, but are not limited to: receiving inventory, picking, packing boxes, preparing shipping labels, shipping orders, and managing returns. Small scale fulfillment center shall have a maximum ground floor area of 15,000 square feet. Large scale fulfillment center shall have a ground floor area larger than 15,000 square feet.

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Section 2. This Ordinance shall be in full force immediately and upon passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS  
13TH DAY OF JULY, 2021

APPROVED:

Rita Ali  
Mayor

ATTEST:

Stephanie Jarr  
City Clerk

EXAMINED AND APPROVED:

Chrissine L. Peterson  
Corporation Counsel