

Report on the History of Funeral Home Regulations in Peoria

Background

During a First Reading Review on July 22, 2014, Council Members requested additional information on how funeral homes were historically regulated in Peoria. The purpose of this report is to provide background information on where funeral homes were allowed and how the proposed text amendment coincides with what has been previously permitted.

Historical Zoning Regulations

- **1931 – 1941:** A funeral home was a permitted use in the E, F, & G (Commercial) Districts, H (Business) District, I & J (Light Industrial) Districts, and K (Heavy Industrial) District.
- **1942 - 1956:** A funeral Home was a permitted use in the E, F, & G (Commercial) Districts, H (Business) District, I & J (Light Industrial) Districts, and K (Heavy Industrial) District.
- **1957 – 1963:** A funeral home or mortuary was a permitted in the E & F (Neighborhood Commercial) Districts, the G (Commercial) District, the H, I, & J (Light Industrial) Districts, and K (Heavy Industrial) District.
- **1963 – 1964:** A funeral home was a permitted use in the C-2 (Neighborhood Commercial) District, C-3 (General Commercial) District, B-1 (Central Business) District, W-1 (Warehouse) District, I-1 (Light Industrial) District, I-2 (Heavy Industrial) District,
- **1965 – 1968:** A funeral home was a permitted use in the C-2 (Neighborhood Commercial) District, C-3 (General Commercial) District, B-1 (Central Business) District, W-1 (Warehouse) District, I-1 (Light Industrial) District, I-2 (Heavy Industrial) District,
- **1969 – 1989:** A funeral home was a permitted use in the C-2 (Neighborhood Commercial) District, a use with approval in the C-3 (General Commercial) District, and a use with approval in the B-1 (Central Business) District.
- **1990 – 2006:** A funeral home was a permitted use in the C-1 (General Commercial) District and C-2 (Large Scale Commercial) District
- **2007 – Present:** A funeral home is a permitted use in the C-N (Neighborhood Commercial) District, C-1 & C-G (General Commercial) District, C-2 (Large Scale Commercial) District and B-1 (Central Business) District

Examples of Funeral Home Locations:

- **1963 Directory** – Davison Funeral Home was located at 813 S Western Avenue and the property was zoned E (Commercial) District from 1931 through 1958, J (Industrial) District from 1958 to 1963 and then C-2 (Neighborhood Commercial) District from 1963 to 1990, C-1 (General Commercial) District from 1990 to 2007, and C-N (Neighborhood Commercial) District from 2007 to the present. Note that Davison Funeral Home was located at 1001 N Ann in the 1944 directory.

- **1930, 1944, & 1963 Directory** - Boland JT Company Inc was located at 300 NE Perry Avenue and was zoned H (Business) District from 1931 to 1963, and B-1 (Central Business) District from 1963 to the present.
- **1963 Directory** - Clugsten Memorium was located at 428 W McClure Avenue and the property was zoned B (Two-Family Dwelling) District from 1931 to 1963, R-1 (Low Density Residential) District from 1963 to 1990, and R-3 (Single-Family Residential) District from 1990 to the present.
- **1963 Directory** - Cumerford-Endsley Memorial Home was located at 203 NE Perry Avenue and the property was zoned H (Business) District from 1931 to 1963, and B-1 (Central Business) District from 1963 (Use with approval) to the present.
- **1931, 1944, & 1963 Directory** Gauss Memorial Chapel was located at 111 NE Perry Avenue and property was zoned H (Business) District from 1931 to 1963, and H (Business) District from 1931 to 1963, C-3 (General Commercial) from 1963 to 1990, and B-1 (Central Business) District from 1990 to the present.
- **1963 Directory** - Wilton Mortuary was located at 2101 N Knoxville Avenue and was zoned B (Two-Family) District and G (Commercial) District from 1931 to 1957, B (Two-Family) District and E (Commercial) District from 1957 to 1963, R-1 (Low-Density Residential), R-3 (High Density Residential), and C-G (General Commercial) District from 1963 to 1990, and R-4 (Single-Family Residential) District, R-6 (Multi-Family Residential) District and C-G (General Commercial) District from 1990 to the present. Note that the Wilton Mortuary was located at 1212 S Adams in the 1930 and 1944 directories.
- **1963 Directory** - Wright and Salmon was located at 2416 N North and was zoned B (Two-Family Dwelling) District from 1931 to 1962, E (Commercial) District from 1962 to 1990, and C-N (Neighborhood Commercial) District and P-1 (Parking) District from 1990 to the present. Note that in this instance, it appears the property was zoned residential and was rezoned to commercial to accommodate the funeral home use.

Summary:

While a funeral home was not previously allowed as a permitted or special use in a residential district, the majority of the locations were surrounded by residential neighborhoods or were located in the Central Business District. In one instance, it appears that a residentially zoned property was rezoned to commercial to specifically accommodate a funeral home use.

As a result, Staff concludes that funeral homes have historically been established in areas surrounded by residential and therefore feels that allowing a funeral home as a Special Use in residential districts is not out of character, and the Special Use process would allow for a public hearing to ensure that the use does not adversely impact the surrounding neighborhood.