

**AN ORDINANCE AMENDING APPENDIX C OF THE CODE OF THE CITY OF PEORIA  
RELATING TO MICROBREWERIES/CRAFT DISTILLERIES**

**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 permit the use of microbreweries or craft distilleries as a principal use in specific zoning districts;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS AS FOLLOWS:

Section 1: Appendix C of the Peoria City Code, being Ordinance No. 16,121 as adopted on June 12, 2007, and thereafter amended, is hereby amended by adding the following underlined words:

**5.2 PERMITTED USE TABLE**

**5.2.2 Permitted Use Table**

| USE CATEGORY                           | SPECIFIC USE  | KEY: <input type="checkbox"/> Blank cell = Not Permitted <input checked="" type="checkbox"/> = Permitted <input type="checkbox"/> = Subject to Special Use Review |                          |                          |                          |                          |                          |                          |                                     |                                     |                                     |                                     |                          |                                     |                                     |                          | Use Standard             |        |
|--|---|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------|
|  |   | R1  | R2                       | R3                       | R4                       | R6                       | R7                       | R8                       | CN                                  | CG                                  | B1                                  | N1                                  | P1                       | I1                                  | I2                                  | I3                       |                          |        |
| <b>COMMERCIAL (CONT.)</b>              |   |   |                          |                          |                          |                          |                          |                          |                                     |                                     |                                     |                                     |                          |                                     |                                     |                          |                          |        |
| Retail Sales and Service (see 5.6.4.G) | All retail sales and service, except as listed below:   | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |        |
|  | Animal Hospital, Veterinary Clinic, Pet Clinic          | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5.3.3A |
|  | Animal Boarding, Animal Shelter, Kennel, Doggy Day Care | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5.3.3A |
|  | Art or photo studio, gallery                            | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |        |
|  | <u>Microbrewery/Craft Distillery</u>                    |   |                          |                          |                          |                          |                          |                          |                                     | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                                     |                          |                                     |                                     |                          |                          | 5.3.3I |
|  | Convenience Cash Businesses                             | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | 5.3.3H |
|  | Convenience store with gas pumps, Gas station           | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | 5.3.3C |
|  | Convenience store without gas pumps                     | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |        |
|  | Farmers Market  | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | 5.3.3D |
|  | Greenhouse or Nursery, Commercial                       | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |        |
|  | Neighborhood Store (existing)                           | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | 5.3.3E |
|  | Post Office   | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |        |
|  | Pawnshop  | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |        |
|  | School for the Arts                                     | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |        |
|  | Tattoo, Palmist, Psychic or Medium, Massage parlor      | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |        |
| Vehicle parts and accessories          | <input type="checkbox"/>                                | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                          |        |

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## **5.3 USE STANDARDS**

### **5.3.3 Commercial Use Standards**

#### **I. Microbrewery/Craft Distillery**

In the CG and B1 districts, a microbrewery or craft distillery must provide onsite retail.

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## **5.6 USE CATEGORIES**

### **5.6.4 Commercial Use Categories**

#### **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><br/> 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<br/> Auction room, auction house, art or photo studio, gallery<br/> Butcher, baker, pawnshop<br/> Convenience store with gas pumps, gas station<br/> Convenience store without gas pumps<br/> Greenhouse or nursery, commercial, garden center, outdoor retail sales, flea market, farmers market, vehicle parts and accessories<br/> <u>Microbrewery/Craft Distillery providing onsite retail</u><br/> Wholesale club</p> <p><b>Service-Oriented</b><br/> Bank, animal grooming, animal hospital, veterinary clinic, pet clinic, animal boarding, animal shelter, kennel, doggy day care<br/> Catering establishment, small-scale<br/> Cleaning establishment, small-scale<br/> Convenience Cash Businesses<br/> Dry-cleaning or laundry drop-off facility, laundromat, cleaning, pickup station, coin operated pickup station<br/> Funeral home or mortuary, undertaking establishment<br/> Hair, nail, tanning, massage therapy and personal care service, barber or beauty shop<br/> Photocopy, blueprint, package shipping and quick-sign service, printing and publishing<br/> Photoengraving, post office, travel, ticket agency<br/> School for the Arts<br/> Security service, taxidermist<br/> Tattoo shop, palmist, psychic, medium, massage parlor<br/> Urgent care or emergency medical office</p> <p><b>Repair-Oriented</b><br/> Appliance, bicycle, canvas product, clock, computer, jewelry, musical instrument, office equipment, radio, shoe, television or watch repair, tailor, milliner, upholsterer, seamstress<br/> Gunsmith, locksmith</p> | <p>Associated office<br/> Automatic one bay car wash facility<br/> Drive-thru facility<br/> Food preparation or dining area<br/> On-site day care where children are cared for while parents or guardians are occupied on the premises<br/> Repackaging of goods for on-site sale<br/> Storage of goods</p> | <p>Bar, tavern, cocktail lounge, nightclub, restaurant with entertainment, beer garden (see Indoor Entertainment)<br/> Catering establishment (see Retail Sales and Service or Light Industrial)<br/> Crematorium (see Light Industrial)<br/> Drop-in child care center (see Day Care)<br/> Full- or self-service vehicle wash (see Vehicle Sales and Service)<br/> Indoor entertainment activity such as pool hall, bowling alley, game arcade (see Indoor Recreation)<br/> Laundry or dry-cleaning plant (see Light Industrial)<br/> Outdoor entertainment activity such as batting cage, golf driving range, mini-amusement park, miniature golf facility, water park (see Outdoor Recreation)<br/> 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)<br/> Vehicle sales, repair or service (see Vehicle Sales and Service)<br/> Wholesale of food, clothing, auto parts, building hardware, wholesale display, wholesale establishment (see Wholesale Trade)</p> |

### 5.6.5 Industrial Use Categories

**B. Light Industrial** Firms engaged in the manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.

| Principal Uses   | Accessory Uses   | Uses Not Included  |
|--|--|--|
| <p>Armory, brewery, <u>microbrewery/craft distillery</u>, winery, bottling plant, bulk mailing service, catering establishment, large-scale, movie production facility</p> <p>Clothing, textile or apparel manufacturing, boot and shoe manufacturing, garment factory</p> <p>Contractors storage (indoor/outdoor) including janitorial and building maintenance service, exterminator, or other maintenance yard or facility, building, heating, plumbing, landscaping or electrical contractor and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site, lawn, tree or garden service</p> <p>Crematorium, detention center, jail, prison</p> <p>Laundry, dry-cleaning, and carpet cleaning plants, cleaning establishment, large-scale, diaper service, linen supply</p> <p>Leather and leather products except tanning and finishing, felt and fiber articles</p> <p>Light manufacturing or assembly of equipment, instruments, or goods including musical instruments, appliances, bedding, coated-ware, medical/dental goods, orthopedic, medical appliances, precision items, optical goods, surgical products, sporting goods, office and art supplies, pottery, ceramics, electrical equipment/items, glass products, paper products (except pulp mills) printing, publishing, and lithography, production of artwork and toys, sign-making, metal products, rope, cord, twine manufacture</p> <p>Repair of scientific or professional instruments, electric motors, electrical and refrigeration equipment, research, testing, and development laboratory</p> <p>Stone, clay, concrete products</p> <p>Storage area used for manufacturing</p> <p>Trade school, heavy equipment, truck operators</p> <p>Welding, machine, tool repair shop, sheet metal shop, tool, die, and gauge manufacturing, metal stamping</p> <p>Woodworking, including cabinet makers and furniture manufacturing, lumberyard and wood products</p> | <p>Accessory medical clinic</p> <p>Associated office</p> <p>Food preparation or dining area</p> <p>On-site day care where children are cared for while parents or guardians are occupied on the premises</p> <p>Employee recreational facility</p> <p>On-site repair facility</p> <p>Residential unit for security purposes (single unit)</p> <p>Retail or wholesale sales of goods manufactured on-site</p> | <p>Dredging, earth extraction, clearing or grading (timber cutting), extraction of phosphate or minerals, extraction of sand or gravel, borrow pit, metal, sand stone, gravel clay, mining and other related processing, stockpiling of sand, gravel, or other aggregate materials (see Resource Extraction)</p> <p>Recycling facility including recyclable material storage, including construction material (see Waste-Related Service)</p> <p>Outdoor storage yard (see Warehousing and Distribution)</p> <p>Sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures (see Wholesale Trade)</p> <p>Small-scale catering establishments (see Retail Sales and Service)</p> |

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**11.0 DEFINITIONS**

**11.3 DEFINED TERMS**

Microbrewery: A brewery that produces less than 15,000 barrels (17,600 hectoliters) of beer per year and may include a tasting room.

Craft Distillery: A facility that produces less than 15,000 gallons of beverage grade alcohol per year and may include a tasting room.

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  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

\_\_\_\_\_  
Corporation Counsel