

ORDINANCE NO. 17,199

**AN ORDINANCE AMENDING APPENDIX B OF THE CODE OF THE CITY OF PEORIA
RELATING TO ELDERLY HOUSING**

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 Elderly Housing as a Permitted Use and Special use in specific zoning districts;

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

Section 1: Appendix B of the Peoria City Code, being Ordinance No. 13,225 as adopted on June 4, 1991 and thereafter amended, is hereby amended by deleting the following stricken words and adding the following underlined words:

ARTICLE 7. RESIDENCE DISTRICTS

7.2 A1 Agricultural District.

7.2.c. *Special Uses.* The following special uses may be allowed in the A1 District.

- (1) Assisted Living Facility.
- ~~(1)~~(2) Cemeteries.
- ~~(2)~~(3) Churches, temples, synagogues.
- ~~(3)~~ Congregate housing-
- (4) Convents, monasteries, seminaries.
- (5) Crematories.
- (6) Day care centers.
- (7) ~~Elderly housing.~~ Reserved.
- (8) Family care facility (that does not meet standards for use with administrative approval).
- (9) Golf, tennis, outdoor recreation.
- (10) Group care facility.
- (11) [~~Reserved.~~]
- (12) One or more mobile home or demountable temporary structures may be permitted for the purpose of providing space auxiliary to the use for which the site has been zoned. This use of a mobile home or temporary demountable structure may be granted for periods of up to six months, which time may be extended by a condition or amendment to the special use. All requirements of Chapter 38 [Chapter 19] of the City Code relating to mobile homes must be met by any mobile home or structure installed under this regulation. Construction facilities for uses auxiliary to construction activities on construction sites for the period during which a building permit issued by the City [is] in force, are exempt from this requirement for a special use.
- (13) Public safety buildings.
- (14) Public, private schools.
- (15) Quasi-public uses, retreat house, conference center.
- (16) Retail—Nurseries, lawn, garden.
- (17) Riding stables.
- (18) Park—Active recreation.
- (19) Playgrounds.
- (20) Schools for the arts.
- (21) Funeral home.

7.3 RE Estate Residence District.

7.3.c. *Special Uses.* The following special uses may be allowed in the RE District.

(20) Assisted Living Facility

7.4 R1 Single-Family Residence District.

7.4.c. *Special Uses.* The following special uses may be allowed in the R1 District.

- (1) Assisted Living Facility
- ~~(1)(2)~~ Bed and breakfast.
- ~~(2)(3)~~ Cemeteries.
- ~~(3)(4)~~ Churches, temples, synagogues.
- ~~(4)~~ Congregate housing.
- (5) Convents, monasteries, seminaries.
- (6) Day care centers.
- (7) ~~Elderly housing.~~ Reserved
- (8) Family care facility (that does not meet standards for use with administrative approval).
- (9) Golf, tennis, outdoor recreation.
- (10) Group care facility.
- (11) [*Reserved.*]
- (12) Planned unit development.
- (13) Public safety buildings.
- (14) Public, private schools.
- (15) Single-family district multiple dwelling unit structure.
- (16) Park—Active recreation.
- (17) Playgrounds.
- (18) Schools for the arts.
- (19) Funeral home.

7.5 R2 Single-Family Residence District.

7.5.c. *Special Uses.* The following special uses may be allowed in the R2 District:

- (1) Assisted Living Facility
- ~~(1)(2)~~ Bed and breakfast.
- ~~(2)(3)~~ Cemeteries.
- ~~(3)(4)~~ Churches, temples, synagogues.
- ~~(4)~~ Congregate housing.
- (5) Convents, monasteries, seminaries.
- (6) Day care centers.
- (7) ~~Elderly housing.~~ Reserved
- (8) Family care facility (that does not meet standards for use with administrative approval).
- (9) Golf, tennis, outdoor recreation.
- (10) Group care facility.

- (11) *[Reserved.]*
- (12) One or more mobile home or demountable temporary structures may be permitted for the purpose of providing space auxiliary to the use for which the site has been zoned. This use of a mobile home or temporary demountable structure may be granted for periods of up to six months, which time may be extended by a condition or amendment to the special use. All requirements of Chapter 38 [Chapter 19] of the City Code relating to mobile homes must be met by any mobile home or structure installed under this regulation. Construction facilities for uses auxiliary to construction activities on construction sites for the period during which a building permit issued by the City [is] in force, are exempt from this requirement for a special use.
- (13) Planned unit developments.
- (14) Public safety buildings.
- (15) Public, private schools.
- (16) Single-family district multiple dwelling unit structure.
- (17) Park—Active recreation.
- (18) Playgrounds.
- (19) Schools for the arts.
- (20) Funeral home.

7.6 R3 Single-Family Residence District.

7.6.c. *Special Uses.* The following special uses and no others may be allowed in the R3 Single-Family Residence District:

- (1) Assisted Living Facility
- ~~(1)~~(2) Bed and breakfast.
- ~~(2)~~(3) Cemeteries.
- ~~(3)~~(4) Churches, temples, synagogues.
- ~~(4)~~ Congregate housing-
- (5) Convents, monasteries, seminaries.
- (6) Day care centers.
- ~~(7)~~ Elderly housing- Reserved
- (8) Family care facility (that does not meet standards for use with administrative approval).
- (9) Golf, tennis, outdoor recreation.
- (10) Group care facility.
- (11) *[Reserved.]*
- (12) One or more mobile home or demountable temporary structures may be permitted for the purpose of providing space auxiliary to the use for which the site has been zoned. This use of a mobile home or temporary demountable structure may be granted for periods of up to six months, which time may be extended by a condition or amendment to the special use. All requirements of Chapter 38 [Chapter 19] of the City Code relating to mobile homes must be met by any mobile home or structure installed under this regulation. Construction facilities for uses auxiliary to construction activities on construction sites for the period during which a building permit issued by the City [is] in force, are exempt from this requirement for a special use.
- (13) Planned unit developments.
- (14) Public safety buildings.
- (15) Public, private schools.
- (16) Residential cluster development (single-family detached and single-family attached dwelling units only).
- (17) Single-family district multiple dwelling unit structure.
- (18) Park—Active recreation.

- (19) Playgrounds.
- (20) Schools for the arts.
- (21) Funeral home.

7.7 R4 Single-Family Residence District.

7.7.c. *Special Uses.* The following special uses may be allowed in the R4 District:

- (1) Assisted Living Facility
- ~~(1)~~(2) Bed and breakfast.
- ~~(2)~~(3) Cemeteries.
- ~~(3)~~(4) Churches, temples, synagogues.
- ~~(4)~~ Congregate housing.
- (5) Convents, monasteries, seminaries.
- (6) Day care centers.
- (7) ~~Elderly housing.~~ Reserved
- (8) Family care facility (that does not meet standards for use with administrative approval).
- (9) Golf, tennis, outdoor recreation.
- (10) Group care facility.
- (11) [*Reserved.*]
- (12) One or more mobile home or demountable temporary structures may be permitted for the purpose of providing space auxiliary to the use for which the site has been zoned. This use of a mobile home or temporary demountable structure may be granted for periods of up to six months, which time may be extended by a condition or amendment to the special use. All requirements of Chapter 38 [Chapter 19] of the City Code relating to mobile homes must be met by any mobile home or structure installed under this regulation. Construction facilities for uses auxiliary to construction activities on construction sites for the period during which a building permit issued by the City [is] in force, are exempt from this requirement for a special use.
- (13) Planned unit developments.
- (14) Public safety buildings.
- (15) Public, private schools.
- (16) Single-family district multiple dwelling unit structure.
- (17) Park—Active recreation.
- (18) Playgrounds.
- (19) Schools for the arts.
- (20) Funeral home.

7.8 R5 Residential Cluster Development District

7.8.c. *Special Uses.* The following special uses may be allowed in the R5 District:

- (1) Assisted Living Facility
- ~~(1)~~(2) Bed and breakfast.
- ~~(2)~~(3) Cemeteries.
- ~~(3)~~(4) Churches, temples, synagogues.
- (4) ~~Congregate housing.~~
- (5) Convents, monasteries, seminaries.
- (6) Day care centers.

- (7) ~~Elderly housing.~~ Reserved
- (8) Family care facility (that does not meet standards for use with administrative approval).
- (9) Group care facility.
- (10) [*Reserved.*]
- (11) One or more mobile home or demountable temporary structures may be permitted for the purpose of providing space auxiliary to the use for which the site has been zoned. This use of a mobile home or temporary demountable structure may be granted for periods of up to six months, which time may be extended by a condition or amendment to the special use. All requirements of Chapter 38 [Chapter 19] of the City Code relating to mobile homes must be met by any mobile home or structure installed under this regulation. Construction facilities for uses auxiliary to construction activities on construction sites for the period during which a building permit issued by the City [is] in force, are exempt from this requirement for a special use.
- (12) Planned unit developments.
- (13) Public safety buildings.
- (14) Public, private schools.
- (15) Park—Active recreation.
- (16) Playgrounds.
- (17) Schools for the arts.
- (18) Funeral home.

7.9 R6 Multi-Family Residence District.

7.9.c. *Special Uses.* The following special uses may be allowed in the R6 District.

- (1) Assisted Living Facility
- ~~(1)~~(2) Bed and breakfast.
- ~~(2)~~(3) Cemeteries.
- ~~(3)~~(4) Children's home.
- ~~(4)~~(5) Churches, temples, synagogues.
- ~~(5)~~ Congregate housing.
- (6) Convents, monasteries, seminaries.
- (7) Day care centers.
- (8) [*Reserved.*]
- (9) ~~Elderly housing.~~ Reserved
- (10) Family care facility (that does not meet standards for use with administrative approval).
- (11) Golf, tennis, outdoor recreation.
- (12) Government, cultural, library, municipal, museum.
- (13) Halfway houses.
- (14) Libraries.
- (15) ~~Nursing homes.~~ Reserved
- (16) Planned unit developments.
- (17) Public safety buildings.
- (18) Public, private schools.
- (19) Mobile home courts.
- (20) Park—Active recreation.
- (21) Playgrounds.
- (22) Schools for the arts.
- (23) Outpatient treatment facility.
- (24) Recovery home.

- (25) Residential treatment facility.
- (26) Funeral home.

7.10 R7 Multi-Family Residence District

7.10.c. *Special Uses.* The following special uses may be allowed in the R7 District.

- (1) ~~[Reserved.]~~ Assisted Living Facility
- (2) Bed and breakfast.
- (3) Cemeteries.
- (4) Children's home.
- (5) Churches, temples, synagogues.
- (6) ~~Congregate housing.~~ Reserved
- (7) Convents, monasteries, seminaries.
- (8) Day care centers.
- (9) ~~[Reserved.]~~
- (10) ~~Elderly housing.~~ Reserved
- (11) Family care facility (that does not meet standards for use with administrative approval).
- (12) Golf, tennis, outdoor recreation.
- (13) Government, cultural, library, municipal, museum.
- (14) Group care facility (that does not meet standards for use with administrative approval).
- (15) ~~[Reserved.]~~
- (16) Halfway houses.
- (17) Libraries.
- (18) ~~Nursing homes.~~ Reserved
- (19) One or more mobile home or demountable temporary structures may be permitted for the purpose of providing space auxiliary to the use for which the site has been zoned. This use of a mobile home or temporary demountable structure may be granted for periods of up to six months, which time may be extended by a condition or amendment to the special use. All requirements of Chapter 38 [Chapter 19] of the City Code relating to mobile homes must be met by any mobile home or structure installed under this regulation. Construction facilities for uses auxiliary to construction activities on construction sites for the period during which a building permit issued by the City [is] in force, are exempt from this requirement for a special use.
- (20) Planned unit developments.
- (21) Public safety buildings.
- (22) Public, private schools.
- (23) Rooming houses.
- (24) Single room occupancy.
- (25) Park—Active recreation.
- (26) Playgrounds.
- (27) Schools for the arts.
- (28) Outpatient treatment facility.
- (29) Recovery home.
- (30) Residential treatment facility.
- (31) Funeral home.

7.11 R8 Multi-Family Residence District

7.11.c. *Special Uses.* The following special uses may be allowed in the R8 District.

- (1) ~~[Reserved.]~~ Assisted Living Facility
- (2) Art gallery.
- (3) Bed and breakfast.
- (4) Cemeteries.
- (5) Children's home.
- (6) Churches, temples, synagogues.
- (7) ~~Congregate housing.~~ Reserved
- (8) Convents, monasteries, seminaries.
- (9) Day care centers.
- (10) ~~[Reserved.]~~
- (11) ~~Elderly housing.~~ Reserved.
- (12) Family care facility (that does not meet standards for use with administrative approval).
- (13) Golf, tennis, outdoor recreation.
- (14) Government, cultural, library, municipal, museum.
- (15) Group care facility (that does not meet standards for use with administrative approval).
- (16) ~~[Reserved.]~~
- (17) Halfway houses.
- (18) Libraries.
- (19) ~~Nursing homes.~~ Reserved
- (20) One or more mobile home or demountable temporary structures may be permitted for the purpose of providing space auxiliary to the use for which the site has been zoned. This use of a mobile home or temporary demountable structure may be granted for periods of up to six months, which time may be extended by a condition or amendment to the special use. All requirements of Chapter 38 [Chapter 19] of the City Code relating to mobile homes must be met by any mobile home or structure installed under this regulation. Construction facilities for uses auxiliary to construction activities on construction sites for the period during which a building permit issued by the City [is] in force, are exempt from this requirement for a special use.
- (21) Planned unit developments.
- (22) Private social/fraternal/lodge-no rental of meeting room.
- (23) Public safety buildings.
- (24) Public and private schools.
- (25) Rooming houses.
- (26) Single room occupancy.
- (27) Park—Active recreation.
- (28) Playgrounds.
- (29) Schools for the arts.
- (30) Outpatient treatment facility.
- (31) Recovery home.
- (32) Residential treatment facility.
- (33) Funeral home.

ARTICLE 9. COMMERCIAL DISTRICTS

9.6 C1 General Commercial District

9.6.c. *Special Uses.* The following uses may be allowed as a special use in the C1 District:

- (1) Auto repair.
- (2) Auto sales—New.
- (3) Auto sales—Used.
- (4) Auto service stations.
- (5) Auto—Body repair.
- (6) Auto—Muffler, brake service.
- (7) Bed and breakfasts.
- (8) Car wash.
- (9) Cemeteries.
- (10) Commercial testing labs.
- (11) Dog boarding.
- (12) Gasoline stations.
- (13) Hotels and motels.
- (14) Laboratories—Research and testing.
- (15) Medical and dental clinic.
- (16) Motor vehicle rental.
- (17) One or more mobile home or demountable temporary structures may be permitted for the purpose of providing space auxiliary to the use for which the site has been zoned.

This use of a mobile home or temporary demountable structure may be granted for periods of up to six (6) months, which time may be extended by a condition or amendment to the special use. All requirements of Chapter 38 [Chapter 19] of the City Code relating to mobile homes must be met by any mobile home or structure installed under this regulation. Construction facilities for uses auxiliary to construction activities on construction sites for the period during which a building permit issued by the City [is] in force, are exempt from this requirement for a special use.

- (18) Out-patient clinics.
- (19) Planned unit developments.
- (20) Public, private schools.
- (21) Public safety buildings.
- (22) Research, noncommercial, scientific, educational.
- (23) Research, development lab.
- (24) Rooming house.
- (25) Single room occupancy.
- (26) Convenience cash businesses (see also 3.18.d.).
- (27) Park—Active recreation.
- (28) Medical cannabis dispensary pursuant to the State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act (410 ILCS 130/).
- (29) Assisted Living Facility

9.7 C2 General Commercial District

9.7.c. *Special Uses.* The following uses may be allowed as a special use in the C2 District:

- (1) Amusement parks.
- (2) Arenas, stadiums and sports fields.
- (3) Bed and breakfasts.
- (4) Car wash.
- (5) Cemeteries.
- (6) Crematories.
- (7) Dry cleaning plants.
- (8) Farmers market.

- (9) Flea markets.
- (10) Motion picture drive in theater.
- (11) One or more mobile home or demountable temporary structures may be permitted for the purpose of providing space auxiliary to the use for which the site has been zoned. This use of a mobile home or temporary demountable structure may be granted for periods of up to six (6) months, which time may be extended by a condition or amendment to the special use. All requirements of Chapter 38 [Chapter 19] of the City Code relating to mobile homes must be met by any mobile home or structure installed under this regulation. Construction facilities for uses auxiliary to construction activities on construction sites for the period during which a building permit issued by the City [is] in force, are exempt from this requirement for a special use.
- (11[a]) Medical cannabis dispensary pursuant to the State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act (410 ILCS 130/).
- (12) Planned unit developments.
- (12a) Public, private schools.
- (13) Public safety buildings.
- (14) Radio and TV towers.
- (15) Repair-welding, automotive, machinery.
- (16) Rooming houses.
- (17) Schools—Vocational with exterior classes.
- (18) Shopping center.
- (19) Taxi operations.
- (20) Mini-storage units.
- (21) Single room occupancy.
- (22) Convenience cash businesses (see also 3.18. d.).
- (23) Park—Active recreation.
- (24) Trade school—Heavy equipment/truck operators are permitted on sites containing a minimum of 50 acres.
- (25) Assisted Living Facility

ARTICLE 12. N1 INSTITUTIONAL DISTRICT

12.4. - Permitted Uses.

All permitted uses shall be located and developed in accordance with an Official Development Plan. Notwithstanding any other provision in this ordinance, all lawful uses existing on the effective date of this ordinance may be continued as special uses until an Official Development Plan has been adopted which would allow additional or different uses. No such lawful uses shall be expanded or changed, except as provided in an official development plan. The following uses may be authorized as permitted uses pursuant to an official development plan:

- a. Accessory uses, including the following uses when such uses are serving the primary institution's faculty, staff, and guests:
 - (1) Barber and beauty shops;
 - (2) Drug stores;
 - (3) Gift shops;
 - (4) Medical sales and rentals;
 - (5) Restaurants;
 - (6) Bookstores;
 - (7) Ticket offices; and
 - (8) Retail stores.
- b. Administrative and faculty offices.

- c. ~~[Reserved.]~~ Ambulatory surgery center
- d. ~~Ambulatory surgery center.~~ Arenas, stadiums and sports fields
- e. ~~Arenas, stadiums and sports fields.~~ Armory
- f. ~~Armory.~~ Assisted Living Facility
- g. Athletic field, track or other facility.
- h. Auditorium or arena, indoor.
- i. Cafeteria.
- j. Chapel.
- k. Classrooms.
- l. Colleges and universities.
- m. Community events with administrative approval.
- n. Convent.
- o. Cultural facilities.
- p. Day care centers serving the institution's staff, faculty or students, or their dependents.
- q. Dormitories for the institution's faculty, staff and students.
- r. Faculty and staff housing.
- s. Gardens, botanical, zoological.
- t. Gymnasiums.
- u. ~~Hospices.~~ Reserved
- v. Health and recreation clubs serving the institution's faculty, staff, students, and their guests.
- w. Health care services.
- x. Hospitals and medical centers.
- y. Laboratories.
- z. Lecture halls.
- aa. Libraries.
- bb. ~~Life care centers.~~ Reserved
- cc. Medical and dental clinics.
- dd. Medical and dental lab.
- ee. Medical and dental offices.
- ff. Medical schools.
- gg. Medical sales and rental.
- hh. Museums and art galleries.
- ii. Natatoriums.
- jj. ~~Nursing homes.~~ Reserved
- kk. Offices, business, government, professional, for use by, or serving the institution's faculty, staff, or students.
- ll. Offices, medical, dental.
- mm. Out-patient clinics.
- nn. Parking lot, garage.
- oo. Psychiatric institutions.
- pp. Rehab facilities.
- qq. Research, noncommercial, scientific, educational, conducted by the students, faculty or staff of the institution designated in the official development plan.
- rr. School or hospital stores serving the faculty, staff, or students of the institution.
- ss. Schools—Correspondence, professional, business, medical, education, college, nursing.
- tt. Stadia.
- uu. Student unions and faculty centers.
- vv. University or hospital sponsored events—See exceptions.
- ww. Park—Passive recreation.
- xx. Schools for the arts.

- yy. Outpatient treatment facility.
- zz. Recovery home.
- aaa. Residential treatment facilities.

ARTICLE 12.4. DEFINITIONS

Assisted Living Facility: A special combination of housing, supportive services, personalized assistance, and/or health care designed to respond to the individual needs of those who need help with activities of daily living because of age or medical condition. This also includes independent living, elderly housing, nursing homes, and hospices.

~~Congregate Housing: Institutional housing consisting of apartments, rooms, medical service facilities, and dining services for residents who require such housing because of age or medical condition.~~

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
10th DAY OF March, 2015

APPROVED:



Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel