

PLANNING AND GROWTH MANAGEMENT



TO: Reviewing Agencies
 Other Interested Parties

FROM: Leah Allison, AICP, Senior Urban Planner *LA*
 Planning and Growth Management Department

DATE: October 25, 2007

SUBJECT: **ENTERPRISE ZONE – CPC 07- GG**

Please see the three attached maps: 1) The boundaries of the existing Enterprise Zone; 2) The proposed Expansion; and 3) A detailed site plan of the Horan project. This is a request of the CITY OF PEORIA for APPROVAL OF AN ENTERPRISE ZONE EXPANSION for property located at the northwest corner of Radnor Road and Willow Knolls Road. The property has an address of 3801 N. Radnor Road.

Please submit any comments or concerns relating to this case to the Planning and Growth Management Department no later than **Friday, November 9, 2007.**

Should you need more information, feel free to contact me at 494-8667.

LA/ps

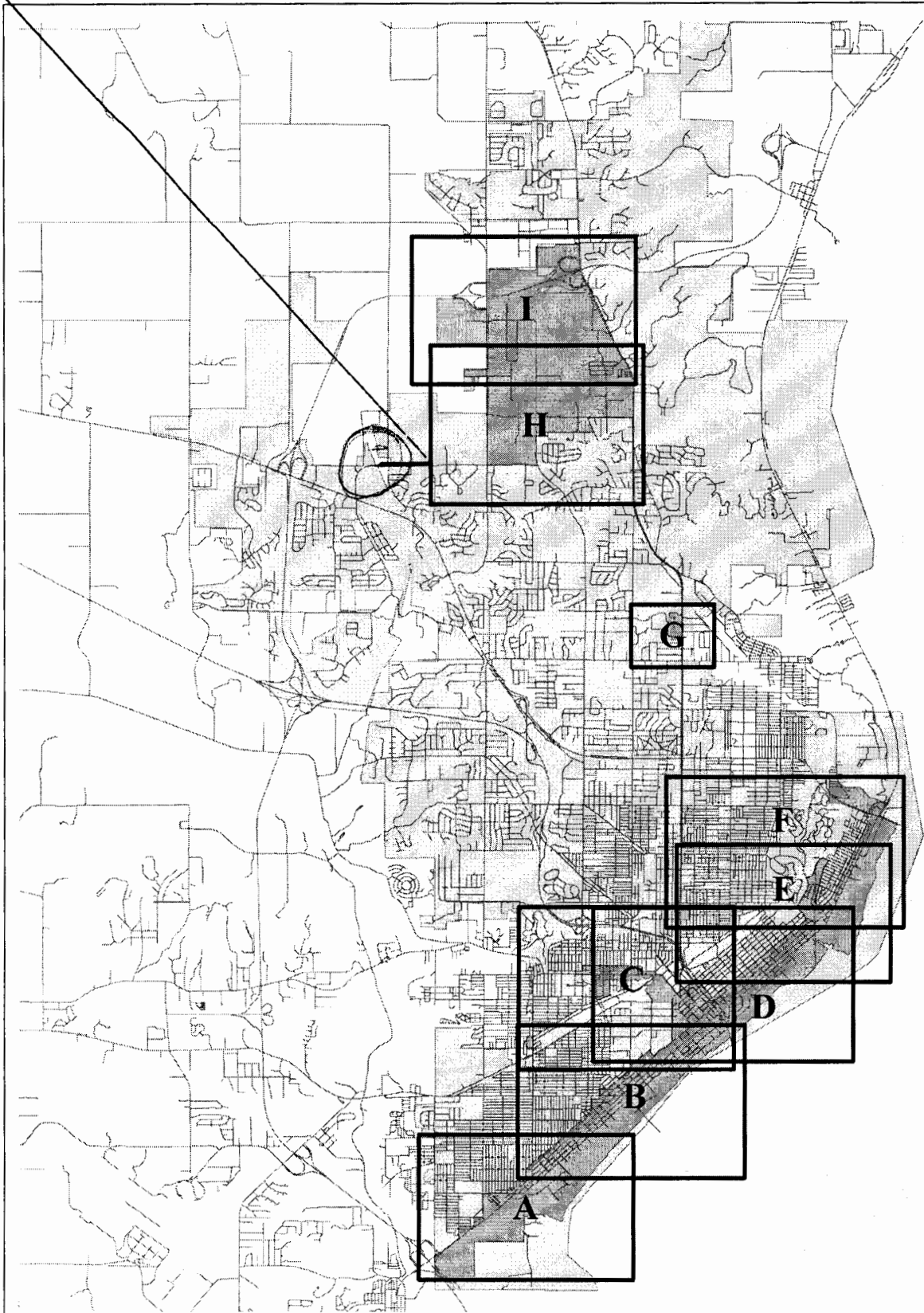
Attachments (3)

cc: Council Member Nichting

PAS\P:\PGM\Commissions\Planning Commission\CPC 07-GG\REVIEWING AGENCIES - CPC 07-GG.doc

*Twin Towers Building
456 Fulton Street, Suite 402
Peoria, Illinois 61602
309/494-8600
FAX 309/494-8680*

Connector
to Existing
EZ



ENGINEERS
ARCHITECTS
SURVEYORS
SCIENTISTS

 **Farnsworth**
GROUP



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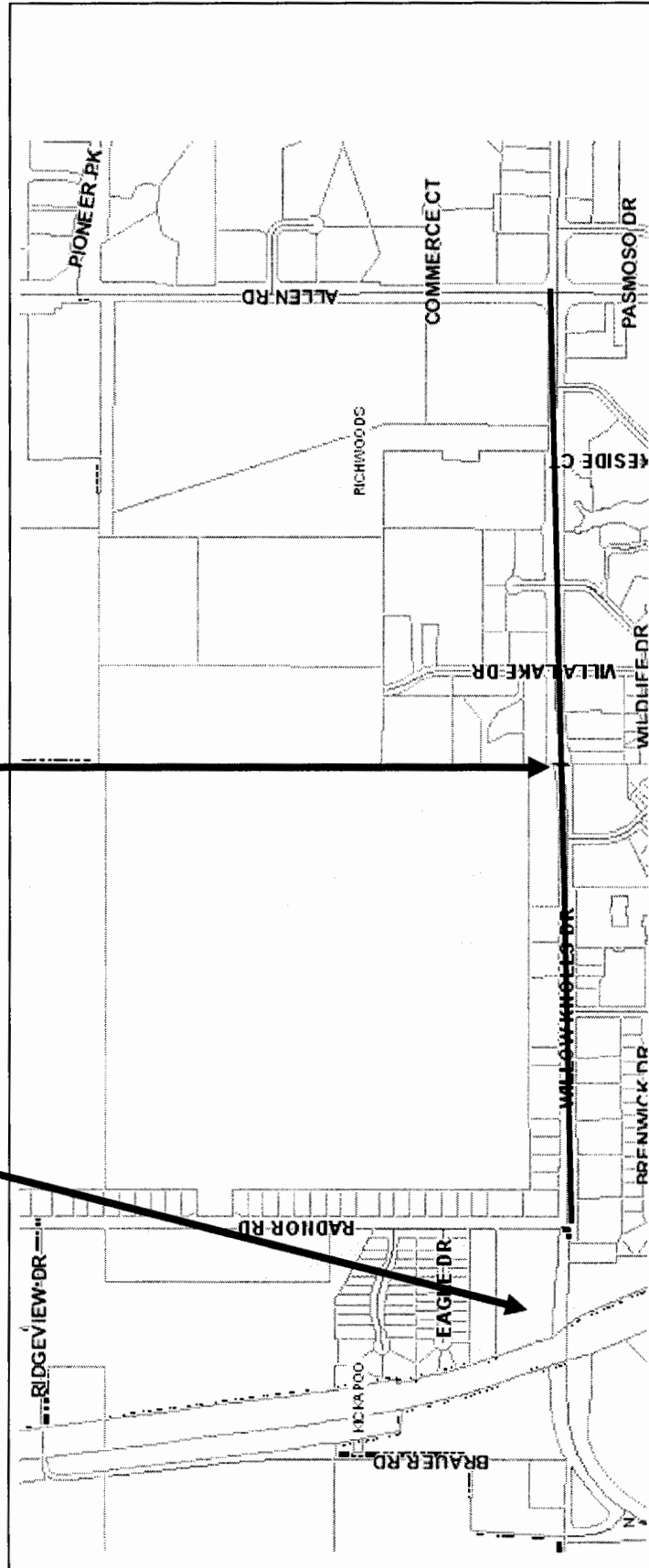


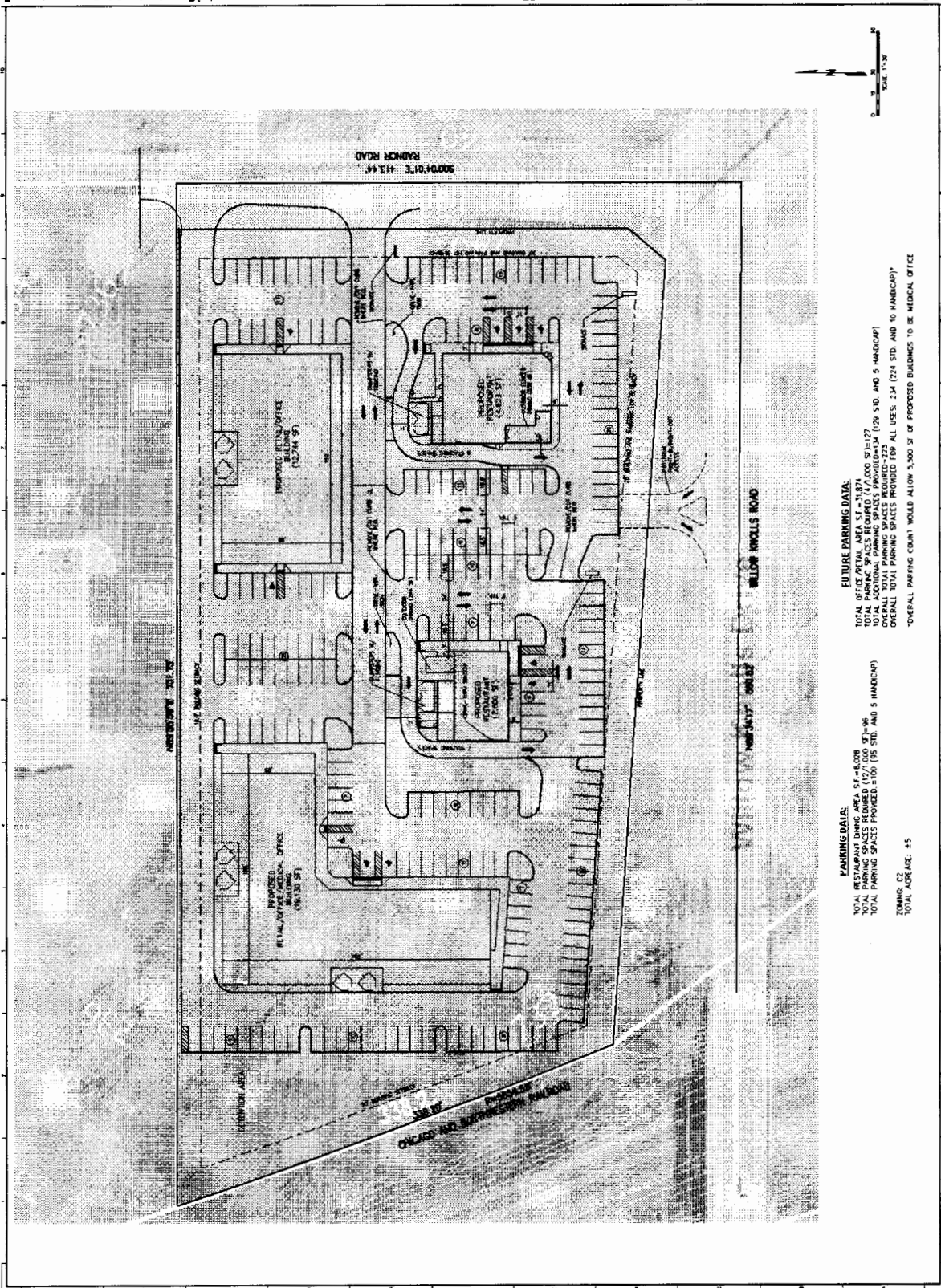
Enterprise Zone

Enterprise Zone
City of Peoria, Illinois
Address Ranges

Connector will be from Allen Road to Willow Knolls Rd.

Horan Project Site





FUTURE PARKING DATA:

TOTAL RETAIL PARKING SPACES REQUIRED (12,744 SF) = 127
TOTAL OFFICE PARKING SPACES REQUIRED (12,744 SF) = 127
TOTAL ADDITIONAL PARKING SPACES PROVIDED = 234 (175 STD. AND 5 HANDICAP)
TOTAL FUTURE PARKING SPACES PROVIDED = 234 (175 STD. AND 5 HANDICAP)
TOTAL FUTURE PARKING SPACES PROVIDED FOR ALL USES = 234 (175 STD. AND 5 HANDICAP)

*OVERALL PARKING COUNT WOULD ALLOW 3,300 SF OF PROPOSED BUILDINGS TO BE MEDICAL OFFICE

PARKING DATA:

TOTAL RESTAURANT DRIVE-IN AREA SF = 4,000
TOTAL PARKING SPACES REQUIRED (12,744 SF) = 127
TOTAL FUTURE PARKING SPACES PROVIDED = 100 (95 STD. AND 5 HANDICAP)

TOTAL AREA: ±5