

PLANNING AND GROWTH MANAGEMENT



TO: Reviewing Agencies
Other Interested Parties

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

DATE: November 30, 2007

SUBJECT: Prospect and Sheridan Enterprise Zone Expansions – CPC 07-JJ

Please see the attached Prospect and Sheridan Enterprise Zone Expansion Maps. This is a request of the CITY OF PEORIA for APPROVAL OF ENTERPRISE ZONE EXPANSIONS to add the Prospect Form District, which is the area generally bounded by War Memorial Drive on the north and Forrest Hill Avenue on the south; and the Sheridan Form District, which is the area generally bounded by McClure Avenue on the south and Hanssler Place on the north.

Please submit any comments or concerns relating to this case to the Planning and Growth Management Department no later than **Friday, December 7, 2007.**

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

LA/ps

Attachments (4)

Cc: Council Member Van Auken
Council Member Manning

PAS/P/PLANNINGCOMMISSION/CPC07-JJ/REVIEWINGAGENCIES

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

PROSPECT AVENUE REGULATING PLAN

War Memorial Drive

Paris Avenue

London Avenue

Wilson Avenue

Tripp Avenue

Fairbrooks Avenue

Richwoods Avenue

Norwood Avenue

Elmhurst Avenue

Forest Hill Avenue

Prospect Road

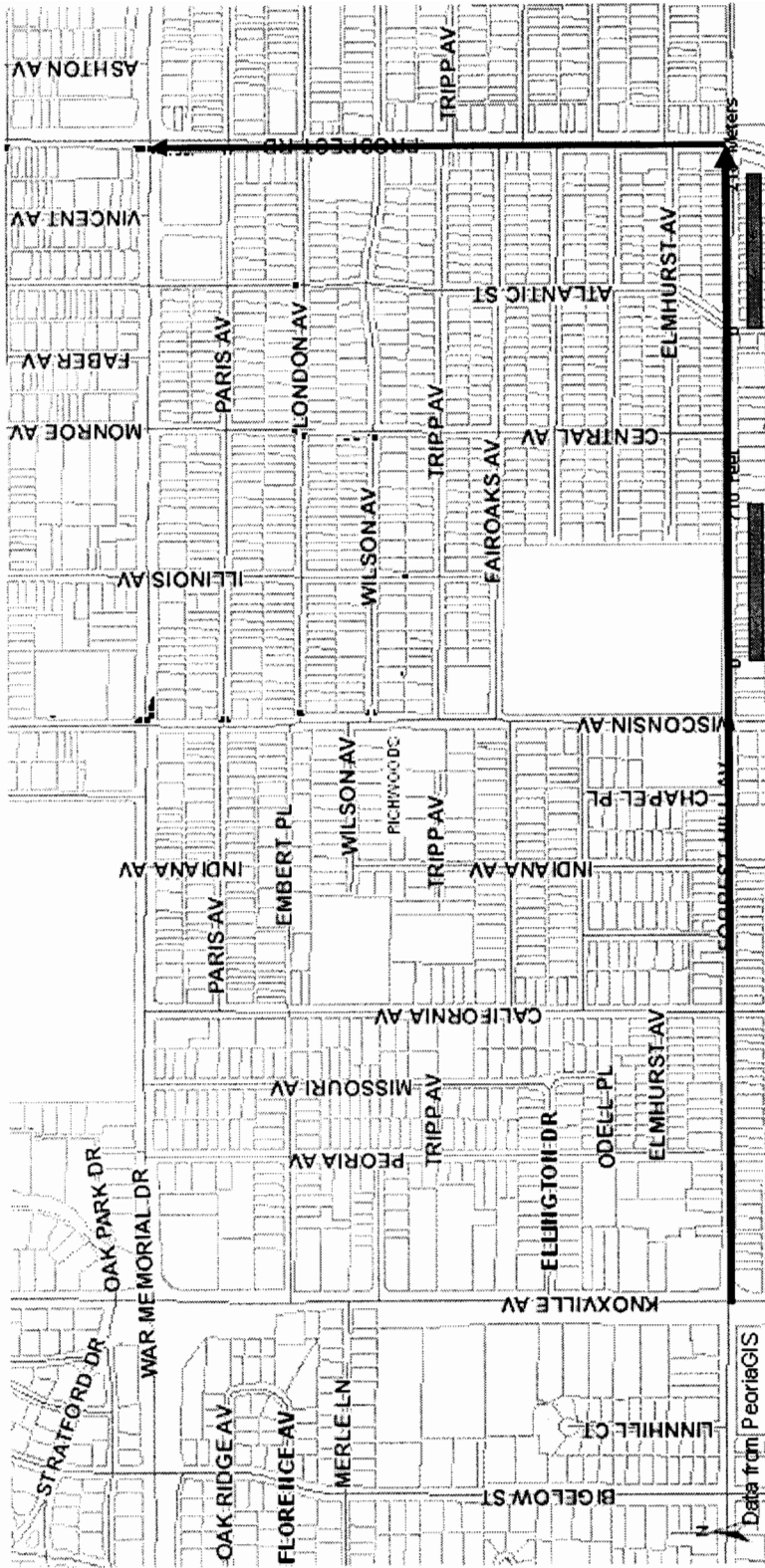
Potential Building Site

Prospect Avenue Regulating Plan

0 50 100 200 400 600 800 1000 1200 1400 FT

Drawing for Coding Purposes Only. Dimensions are subject to change. Consult the City of Plover for Site Specific Regulations.

April 3, 2007



PROSPECT ROAD
 Connector will be from Knoxville to
 Forrest Hill to Prospect Rd.

UNDERSTANDING THE REGULATING PLAN

EXISTING BUILDING ENVELOPE
 20' x 10' x 10' (R.R.)
 20' x 10' x 10' (R.R.)
 20' x 10' x 10' (R.R.)
 20' x 10' x 10' (R.R.)

REQUIRED BUILDING ENVELOPE
 20' x 10' x 10' (R.R.)
 20' x 10' x 10' (R.R.)
 20' x 10' x 10' (R.R.)
 20' x 10' x 10' (R.R.)

EXISTING BUILDING ENVELOPE
 20' x 10' x 10' (R.R.)
 20' x 10' x 10' (R.R.)
 20' x 10' x 10' (R.R.)
 20' x 10' x 10' (R.R.)

Building Envelope Standards by Street Frontage

Existing Lot Building
 Neighborhood Center Frontage
 Parking Setback
 District Boundary

Neighborhood (R-4)
 Lot Boundary
 Required Building Line (RBL)
 Civic Buildings and Monuments

Sheridan Triangle Regulating Plan

Drawing for Coding Purposes Only. Dimensions are subject to change.
 Consult the City of Peoria for Site Specific Regulations

April 3, 2007

Hansler Place
 Gift Avenue
 Louisa Avenue
 Sheridan Road
 Virginia Avenue
 McClure Avenue
 Elm Street
 Five Avenue

0 30 100 200 400 600 800 1000 1200 1300 FT.



SHERIDAN RD.
Connector will run from Knoxville to
to McClure to Sheridan