



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.

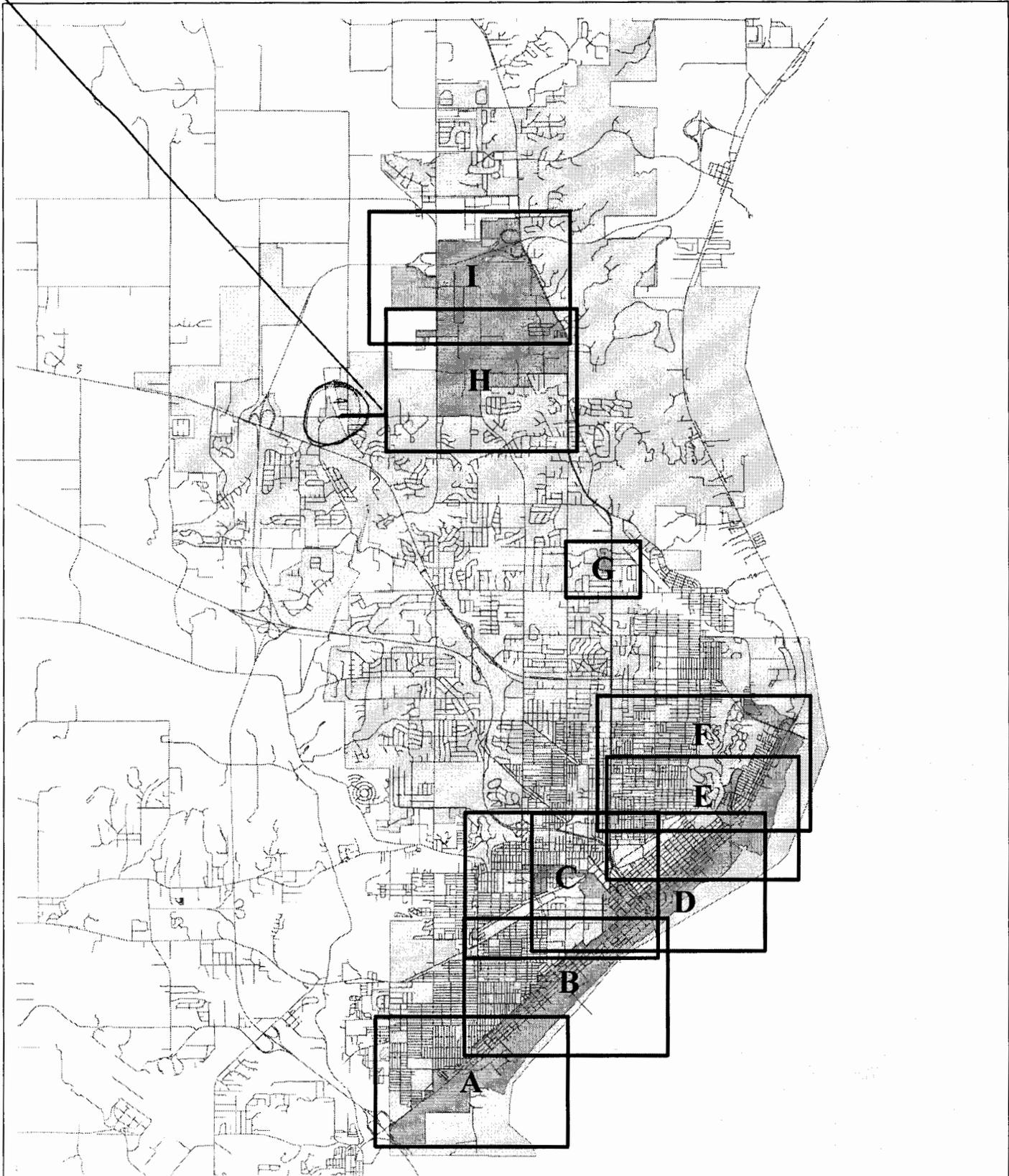
LA/ps

Attachments (3)

cc: Council Member Nichting

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

Connector
to Existing
EZ



ENGINEERS
ARCHITECTS
SURVEYORS
SCIENTISTS



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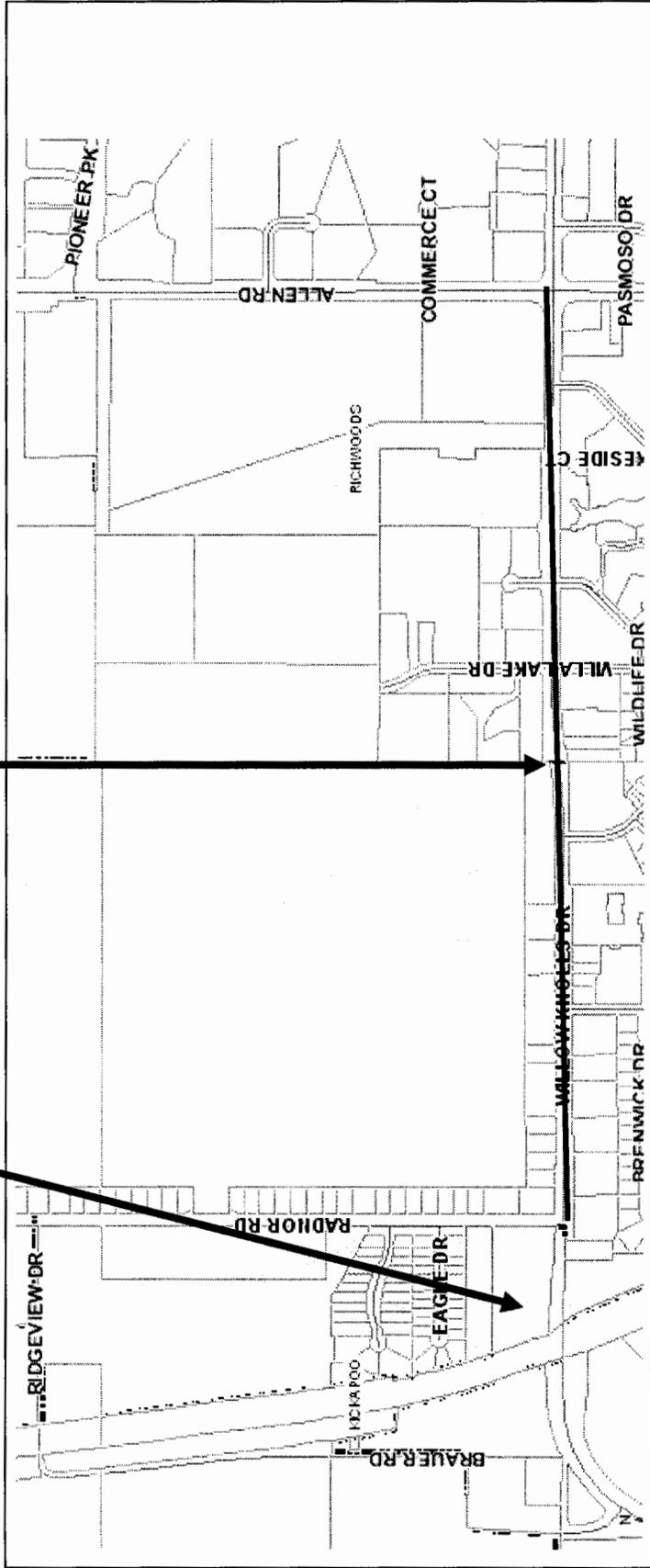


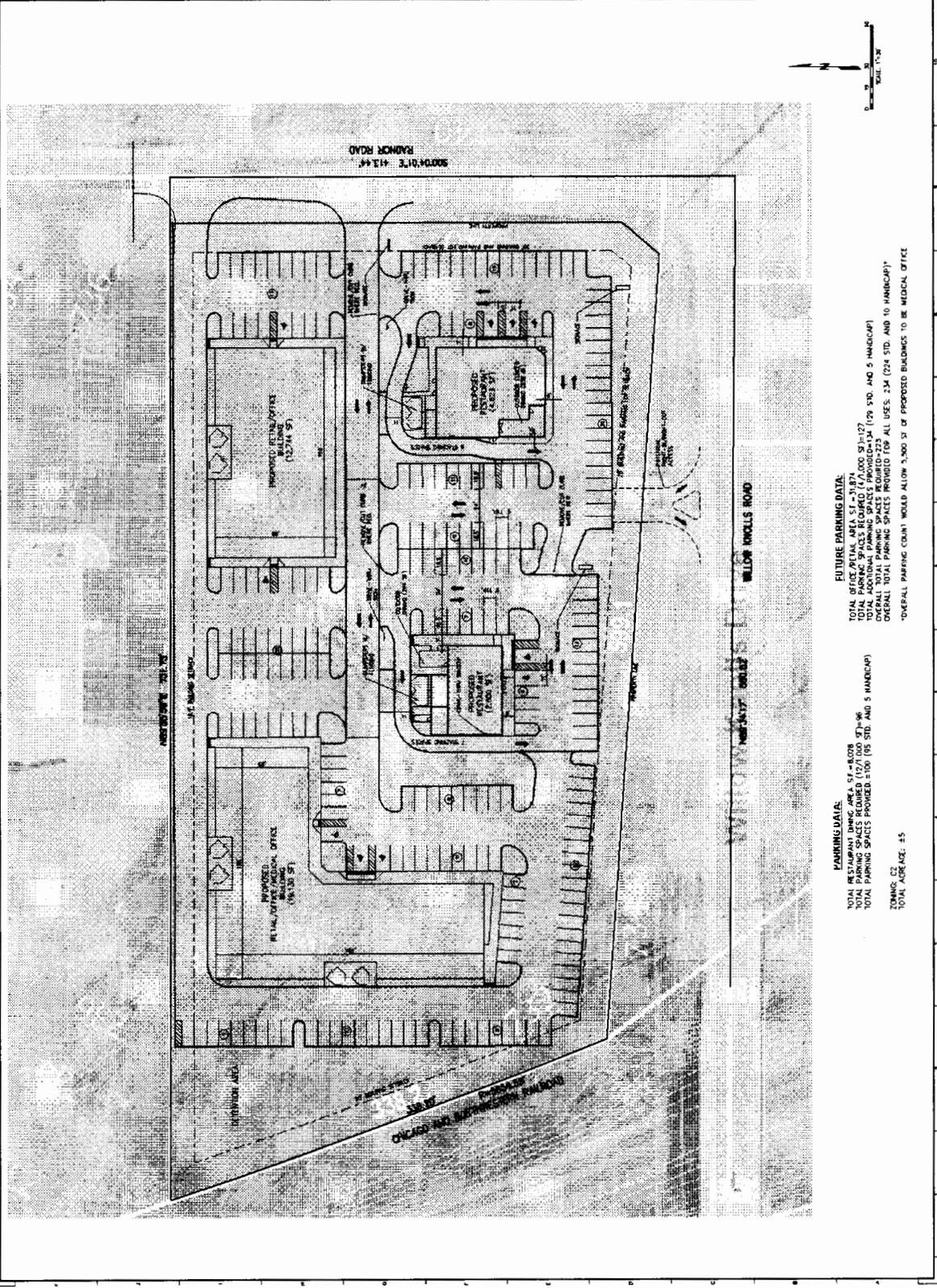
Enterprise Zone

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 RESTAURANT PARKING SPACES REQUIRED (17,000 SF) = 127
 TOTAL OFFICE PARKING SPACES REQUIRED (17,000 SF) = 127
 TOTAL ADDITIONAL PARKING SPACES PROVIDED = 24 (75 STD. AND 5 HANDICAP)
 TOTAL PARKING SPACES PROVIDED = 151
 TOTAL PARKING SPACES PROVIDED FOR ALL USES, 234 (234 STD. AND 10 HANDICAP)*
 *OVERALL PARKING COUNT WOULD ALLOW 3,300 SF OF PROPOSED BUILDINGS TO BE MEDICAL OFFICE

PARKING DATA:
 TOTAL RESTAURANT PARKING AREA SF = 6,000
 TOTAL PARKING SPACES REQUIRED (17,000 SF) = 96
 TOTAL PARKING SPACES PROVIDED = 100 (95 STD. AND 5 HANDICAP)
ZONING: C2
 TOTAL AREA: ±5