

CHAPTER 20 – PLANNING AND DEVELOPMENT

Sec. 20-100. Neighborhood preservation areas; definitions.

In this chapter, unless the context otherwise requires:

(a) "Area of Operation" means the area within the City of Peoria designated a Neighborhood Preservation Area.

(b) "Neighborhood Preservation Plan" means a plan for the reconstruction and rehabilitation of a Target Area.

(c) "Neighborhood Preservation Project" means any work or undertaking:

(1) To reduce or waive building permit fees on projects within a Target Area that will provide for the rehabilitation of housing, development of new housing and improvements to commercial property.

(2) To provide for use of sales tax revenues from new projects within the Target Area for public infrastructure improvements within the Target Area, such as sidewalks, curbs, gutters, paving and streetlights.

(3) To provide for reduction of waiver of impact and development fees in exchange for the construction of projects that promote infill, rehabilitation of declining property, completion of incomplete projects and subdivisions.

(4) To recommend to the Planning and Zoning Commission that it request adoption of special zoning and code standards for the City's land use codes that would promote Neighborhood Preservation and Redevelopment in the Target Area.

(d) "Person" means any individual, firm, partnership, corporation, company association, joint stock association or body politic, and includes any trustee, receiver, assignee or other similar representative thereof.

(e) "Target Area" means an area characterized by deteriorating housing or buildings in need of repair; boarded up or uncompleted structures; areas with completed infrastructure, but no development; faulty lot layout; lack of accessibility or any combination of such factors that impairs sound growth or retards the provision of housing accommodations or constitutes an economic or social liability.

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