


PLANNING AND GROWTH MANAGEMENT



TO: Reviewing Agencies
Other Interested Parties

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

DATE: October 25, 2007

SUBJECT: **MORNING GLORY SUBDIVISION – PRELIMINARY PLAT - CPC 07-EE**

For your review, attached is a copy of the site plan depicting the request of Jim Franklin of Austin Engineering for approval of a Preliminary Plat for Morning Glory Subdivision, located at 4320 N. West Scenic Drive. The property is identified as Parcel Identification Number 13-24-476-034. The petitioner is proposing three lots on 1.28 acres.

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.

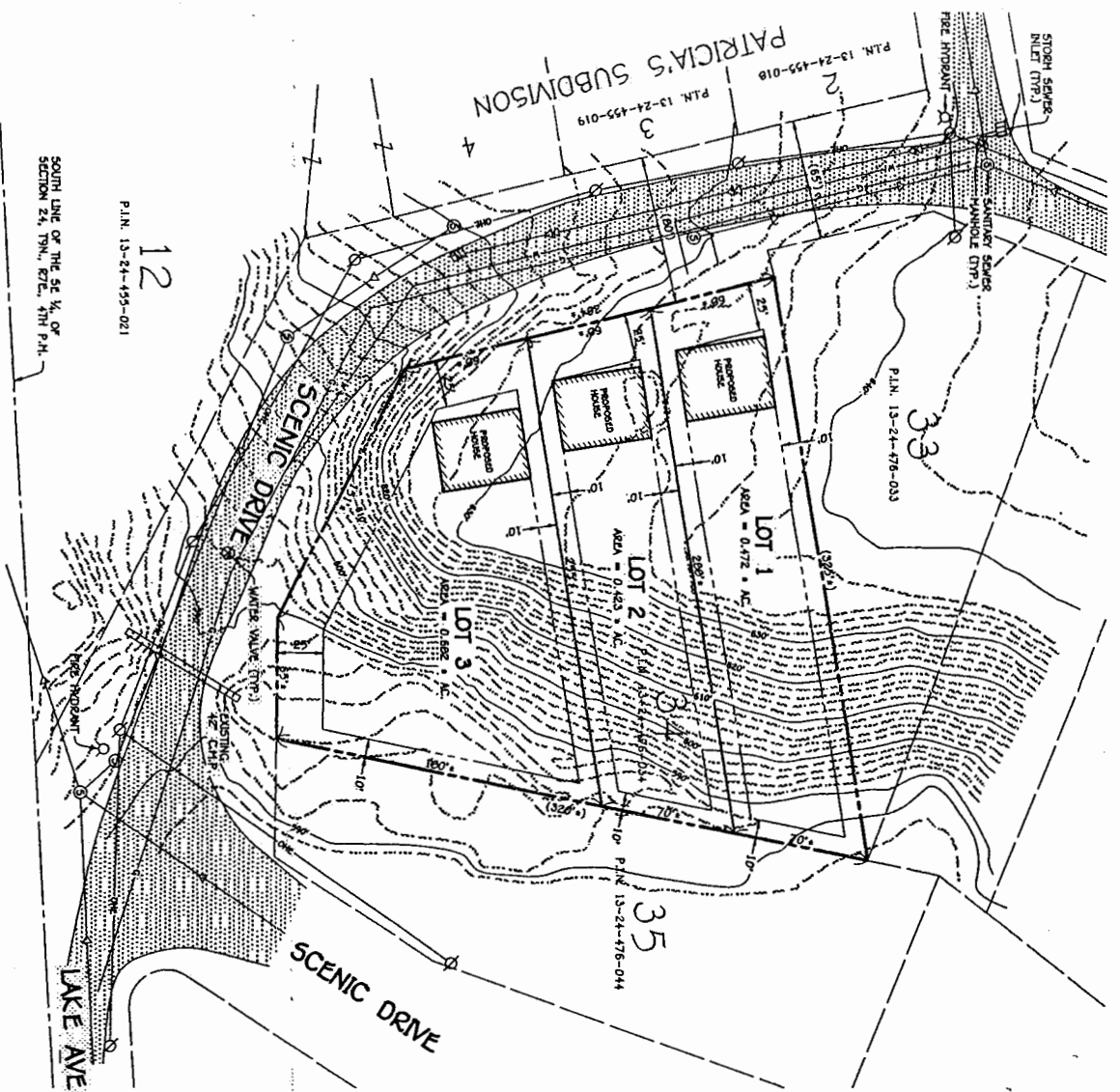
LA/ps

Attachment

cc: Council Member Spears

PAS/P/PLANNINGCOMMISSION/CPC07-EE/REVIEWINGAGENCIES

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



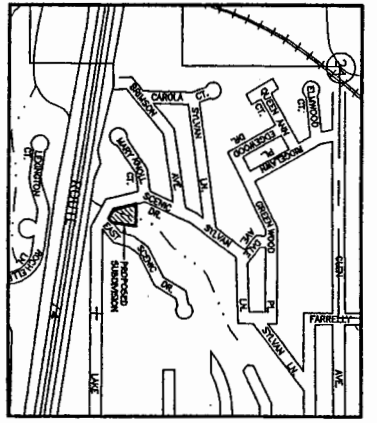
PLANNING AND GROWTH MANAGEMENT DIRECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)
I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT OF "MORNING GLORY SUBDIVISION", IS APPROVED THIS
DAY OF _____, 2007.
THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE YEAR FOR APPROVAL. ON THE ABOVE ACTION BECOMES
NULL AND VOID.

DRAINAGE PLAN NOTE

THIS PLAT IS FOR THE PURPOSE OF DIVIDING PROPERTY AND
NO CONSTRUCTION WILL BE DONE IN CONNECTION WITH THIS
PLATTING. THE CONTIGUOUS SHOWN HEREON INDICATE THE
PATTERNS OF THE EXISTING DRAINAGE. WHEN ANY OF THE LOTS
ARE DEVELOPED, A CONSTRUCTION SITE PLAN MUST BE
SUBMITTED TO THE CITY OF PEORIA THAT MEETS ALL OF THE
REQUIREMENTS OF THE APPLICABLE CITY CODES.

DIRECTOR, PLANNING AND GROWTH MANAGEMENT



LOCATION MAP

LEGAL DESCRIPTION OF MORNING GLORY SUBDIVISION

LOT 34 OF BLOCK THIRTEEN (13) OF GOLDEN ACRES, RECORDED IN PLAT BOOK "P", PAGE 18 IN THE PEORIA COUNTY RECORDERS
OFFICE, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION TWENTY-FOUR (24), THE EAST HALF OF THE SOUTHEAST QUAR-
TER OF THE NORTHEAST QUARTER OF SECTION TWENTY-FOUR (24) AND A PART OF THE EAST HALF OF THE NORTHEAST QUARTER C
NORTHEAST QUARTER OF SECTION TWENTY-FOUR (24), ALL IN TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE POL
MERIDIAN, CITY OF PEORIA, COUNTY OF PEORIA, AND STATE OF ILLINOIS.

GENERAL NOTES

1. PROPERTY BEING SUBDIVIDED IS PIN 13-24-476-034.
2. AREA OF PROPOSED SUBDIVISION = 1.283 ACRES.
3. THE NUMBERS, SIZES, SHAPES, AND DIMENSIONS OF THE LOTS SHOWN HEREON ARE APPROXIMATE. THE ACTUAL
CONTIGUOUS OF THE LOTS WILL BE AS SHOWN ON THE FINAL PLAT.
4. THE CONTIGUOUS SHOWN HEREON HAVE BEEN OBTAINED FROM AERIAL PHOTOS AND ARE APPROXIMATE.
5. THIS PARCEL OF LAND IS LOCATED WITHIN THE PEORIA PUBLIC SCHOOL DISTRICT 150.
6. PROPERTY OWNERS MAY NOT PARTICIPATE IN THE CITY OF PEORIA'S PRIVATE PROPERTY DONATION ASSISTANCE PROGRAM.
7. ENGINEER: JAMES E. YOUNG, AUSTIN ENGINEERING CO., INC., 8100 N. UNIVERSITY ST., PEORIA, ILLINOIS, 61615, (309) 691-0242.
8. OWNER: REPRESENTED BY MARGON E. YOUNG, PASTOR, 1100 E. PINE, PEORIA, ILLINOIS, 61603, (309) 340-4476.
9. ZONING: PIN 13-24-476-034 IS ZONED R2 SINGLE FAMILY RESIDENTIAL.
10. UTILITY EASEMENTS: UTILITY EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT TO PROPERLY SERVE THE SUBDIVISION WITH ALL
NECESSARY UTILITIES.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF PEORIA)
WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE PREPARED
THE ABOVE PRELIMINARY PLAT OF "MORNING GLORY SUBDIVISION", A SUBDIVISION OF LOT 34 OF GOLDEN ACRES, A SUBDIVISION
THE SOUTHEAST QUARTER OF SECTION TWENTY-FOUR (24), THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION TWENTY-FOUR (24) AND A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION TWENTY-FOUR (24), ALL IN TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE POLAR MERIDIAN,
CITY OF PEORIA, COUNTY OF PEORIA, ILLINOIS, AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF
SAID PRELIMINARY PLAT AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS FIFTY (50) FEET.

I FURTHER CERTIFY THAT NO PORTION OF THIS SUBDIVISION LIES WITHIN A SPECIAL FLOOD HAZARD AREA IDENTIFIED BY THE
FEDERAL EMERGENCY MANAGEMENT AGENCY.
I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY.
DATED AT PEORIA, ILLINOIS THIS 28TH DAY OF AUGUST, 2007.
AUSTIN ENGINEERING CO., INC.
JAMES E. YOUNG
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1942



PRELIMINARY PLAT OF MORNING GLORY SUBDIVISION

LOT 34 IN GOLDEN ACRES, A SUBDIVISION OF PART OF THE SE 1/4 AND A PART OF THE NE 1/4 OF SECTION 24, T2N, R7E, 4TH P.M., CITY OF PEORIA, PEORIA COUNTY, ILLINOIS.	AUSTIN ENGINEERING CO., INC. CIVIL ENGINEERS	ILLINOIS
FOR: MARGON E. YOUNG, PASTOR	PEORIA	EXEMPTED NO. 134-011143
DATE: 8/28/07	SCALE: 1" = 50'	RECORD: 70-07-032
		SHEET NO. 1 OF 1