



East Peoria Subdivision Code

In 1969 the City of East Peoria adopted a subdivision ordinance. The ordinance was established to outline minimum requirements for dividing property in East Peoria and within our 1½ mile jurisdiction. An updated version of the Subdivision Code was adopted in 1997 by Ordinance 2982. A copy of the Code is available for review in our office or the Fondulac District Library or available for purchase in our office for \$10.00.

General Requirements:

1. The Subdivision Code addresses the requirements for lot size, street frontage, street and utility improvements, and a number of other considerations. It applies to the subdivision of any lot or piece of property.
2. Subdivision of properties located outside the City's corporate limits, but within one and one-half miles, must meet all the requirements of the current Subdivision Code.
3. The East Peoria Planning Commission reviews and makes recommendations to the City Council on Preliminary and Final Plats.
4. A plat of survey may be submitted for review by the Director of Planning and Development and approval by the Mayor when four or fewer new lots with existing street frontage are created. Upon review, the Director or Mayor may recommend that the Plat be submitted to the Planning Commission for additional comments.

This information is provided for your assistance only. Additional requirements, based on your specific project, are available in the City's Subdivision Code. The owner/engineer is responsible for following current City codes.