



LAND USE REPORT (ZONING REPORT LITE)

October 17, 2013

AMOCO GAS STATION
112 N 4th St, Dunlap, Illinois 61525

Prepared For:

XYZ Lending and ABC LLP, To Be Formed LLC

FOR NEW ORDERS AND OTHER PLANNING & ZONING SERVICES,
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[HTTP://WWW.ZONINGWORX.COM](http://WWW.ZONINGWORX.COM)

(405) 928-9679

INFO@ZONINGWORX.COM

Report # 1001



THE FOLLOWING REPORT WAS PREPARED BY:

Jane, Doe, AICP

If you have any questions, comments, or revisions regarding this report,
please contact your personal Planning and Zoning analyst at
JaneDoe@ZoningWorx.com or at (405) 928-9679 EXT. 101

Report # 1001



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1.0

Summary Of Zoning Requirements

1.1 Property Address & Jurisdiction Information

Property Address:	112 N 4th St, Dunlap, Illinois 61525
Property Size:	17,061 Sq. Ft. / 0.39 Acres
County:	Peoria County, IL
Jurisdiction:	The Village of Dunlap, IL

Source: Bob Anderson, Zoning Board Member, The Village of Dunlap, IL

1.2 Zoning Clasification and Permitted Uses

Zoning Code Type:	Euclidean Zoning
Current Use:	Gas Station / Fuel Station NOT PERMITTED
Zoning Classification:	C-2 (General Retail Business District)
Future Use of Property:	Gas Station / Fuel Station

Adjacent Property Zoning Classification

North:	R-2 (Medium Density Residential District)
East:	R-2 (Medium Density Residential District)
South:	R-2 (Medium Density Residential District)
West:	R-2 (Medium Density Residential District)

Source: Bob Anderson, Zoning Board Member, The Village of Dunlap, IL

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Site History

1.3 Zoning and Building Violations

There are currently no open code violations for this property.

1.4 Special Permitting, Conditions, Variances, and Ordinances

There are no special permits, conditions, variances, or ordinances for this property

Source: Bob Anderson, Zoning Board Member, The Village of Dunlap, IL

1.5 Existing Requirements and Conditions

	Existing Municipal Requirements	Existing Property Conditions
Building Set-Back		
Front	13 Feet	25 feet
Side(s)	No side yards are required.	42 feet
Rear	10 Feet	11.69 feet
Lot Dimensions		
Minimum Lot Size	N/A; Not Applicable	17,061 Sq. Ft. / 0.39 Acres
Density	Lot Coverage much be less that 95%	Gas Station Store = 1,632 Sq. Ft. Gas Pump Canopy = 720 Sq. Ft. 2,352 Sq. Ft. / 17,061 Sq. Ft. = 13.7 % Lot Coverage
Building Height	54 feet	25 feet
Parking	1 space for every 300 Sq. Ft. 1,632 Sq. Ft. / 300 Sq. Ft. = 5.44 Parking Spaces	0 Visable Parking Spaces
Landscaping Requirements	N/A; Not Applicable	N/A; Not Applicable
Sign Requirements	N/A; Not Applicable	N/A; Not Applicable
Accessory Building Requirements	N/A; Not Applicable	N/A; Not Applicable
Additional Set-Backs or Requirements	10 Ft. buffer around a property that abuts a Residential District	11.69 feet

Source: Bob Anderson, Zoning Board Member, The Village of Dunlap, IL

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1.6 Conclusions

Conformance Status:	The Subject Property is Non-Conforming to the C-2 (General Retail Business District).
Non-Conformance Characteristics:	The subject property does not meet the permitted use and parking requirements.
Reconmended Action:	Ensure that the subject property conforms to the current zoning law ordinances.
Rebuildability Clause:	The subject property may not be rebuilt to its current conditions.

1.7 Property Zoning Summary & Comments

The subject property is Non-Conforming to the C-2 (General Retail Business District). The subject property was constructed/built in 1972 and the current zoning laws were set in place in 1968. According to Bob Anderson, Zoning Board Member for the Village of Dunlap, IL. "The gas station has always been there". However, no records were found for the subject property. The zoning code supersedes the construction of the property. The parking is also a characteristic of the subject properties Non-Conforming use. It is recommended that the subject property paint the legally required spaces, and as ask the city for zoning forgiveness, or a special use permit. To rectify the approval and use of the gas station within the C-2 (General Retail Business District) to a legal, conforming status for future records and compliance of the subject property.

1.8 Sources

Municipal and Government Jurisdictional Sources	Attachment Sources
Mr. Bob Anderson, Zoning Board Member, The Village of Dunlap, IL (309) 243-7500	Survey from Surveyworx, LLC "140-18 Burden Crescent Suite 605 Briarwood, NY 11435" Job#1002-03 Surveyor: Joe Smith Date of Survey: June 1st 2013

For purposes of this report, Zoningworx has relied on information provided by the above sources.

This report was prepared by David Goldman. If you have any questions, please contact David Goldman Directly at (405) 928-9679 Extension 101 or by email at Dgoldman@Zoningworx.com

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2.0

Reliance Letter / Rebuild Statement



2.0 Reliance Letter

Reference Number #12345

October 17th, 2013
XYZ Lending Corporation, as Administrative Agent
ZoningWorx
11740 Euclid Ave.
Cleveland, OH 44106

Subject: 112 N 4th St, Dunlap, Illinois 61525

To Whom It May Concern:

This letter confirms that the property referenced above is zoned C-2 (General Retail Business District), which zoning designation does not permit the use of the property as a Gas Station / Fuel Station. There is no record of approval by Dunlap, IL (Zoning Ordinance 53-12-03-1986). Permitted uses for the property are: Drug Stores, Banks, Local Retail Shopping Centers, and Restaurants. Attached hereto are copies of the applicable zoning laws, ordinances, variances, resolutions, permits, and regulations reflecting such designation. The property and the improvements located thereon, and the use thereof comply with all such laws, ordinances, variances, resolutions and regulations, including without limitation, those applicable to use, density, set-backs, and parking. In the event of casualty, the property can be reconstructed to its current location, configuration, and size.

Sincerely,

John Doe, AICP
Professional Certified Planner

If you have any questions at anytime regarding this reliance letter, please contact us 24 hours a day at
(405) 928-9679 or by email at Help@Zoningworx.com

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Legal Description



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Municipal Documents



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Certificate Of Occupancy



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Zoning Ordinance / Land Development Code



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Applicable Zoning District



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Off-Street Parking Requirements



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Provisions for Non-Compliance / Non-Conformities



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Definitions



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Zoning Map



12.0

Neighborhood Plan