



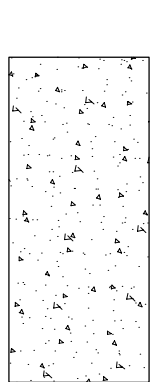


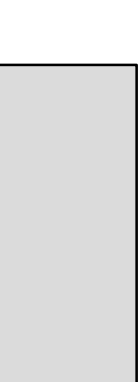
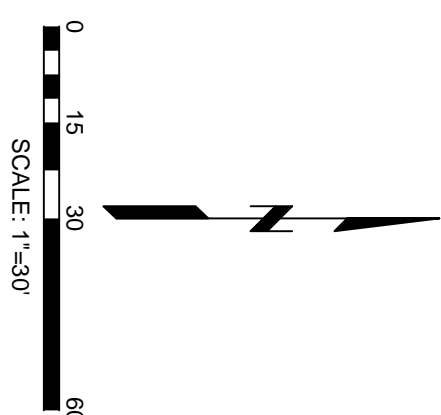




**LEGEND**

-  CHAIN LINK FENCE
-  WOODEN FENCE
-  PROPERTY LINE
-  SETBACK LINE
-  EXISTING CONCRETE PAVEMENT
-  DECIDUOUS TREE
-  EVERGREEN TREE
-  NEW CONCRETE PAVEMENT



TAX I.D. NUMBERS: 18-19-401-001, 18-19-401-004  
 APPROX. AREA OF SITE: 4.17 ACRES

ZONING: I-3

PARKING SCHEDULE:

PARKING SPACES REQUIRED:  
 300 SF OFFICE AT 4 SPACES/1000 SF = 2 SPACES  
 PARKING SPACES PROVIDED: 2 STANDARD / 1 ACCESSIBLE

LANDSCAPE REQUIREMENTS:

FRONT YARD ON CLARK: PROPERTY LINE IS IN THE MIDDLE OF THE STREET. THEREFORE, THE SETBACK AND PERIMETER FENCE ARE AT THE EDGE OF THE ROADWAY. THERE IS NO ROOM FOR LANDSCAPING BETWEEN THE FENCE AND THE EDGE OF THE ROADWAY.  
 FRONT YARD LANDSCAPING REQUIRED:  
 482 LINEAL FEET OF PROPERTY FRONTAGE = 116 PTS IN SHRUBS AND 116 PTS IN TREES

ALTERNATIVE COMPLIANCE FRONT YARD LANDSCAPING REQUIRED:  
 SIX EXISTING ORIGINAL EVERGREEN TREES AT 15 PTS EACH = 90 PTS  
 TWO EXISTING DECIDUOUS SHADE TREES AT 20 PTS EACH = 40 PTS  
 NO SHRUBS PROVIDED DUE TO LACK OF GROWABLE CONDITIONS BETWEEN FENCE AND ROADWAY AND LACK OF SITE BEHIND THE FENCE.

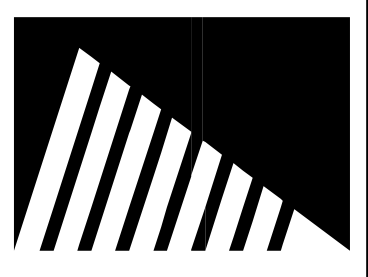
**LEGAL DESCRIPTION:**

Being a part of the Southeast Quarter of Section 19, Township 3 North, Range 8 East of the fourth Principal Meridian, City of Peoria, Peoria County, Illinois, being more particularly described as follows:

Parcel 1  
 Commencing at the Northwest Corner of said Southeast Quarter, thence east 837.05 feet, thence south 15.00 feet to the Point of Beginning, From said Point of Beginning, thence east 229.87 feet, thence south 14.20 feet, thence west 69.66 feet, thence south 15.54 feet, thence west 164.51 feet, thence north 19.78 to the Point of Beginning, Containing 0.81 acre, more or less.  
 Tax Identification number 18-19-401-001

Parcel 2  
 Commencing at the Northwest Corner of said Southeast Quarter, thence east 1,066.97 feet, thence south 15.00 feet to the Point of Beginning, From said point of Beginning, thence east 202.08 feet, thence south 536.62 feet, thence southwest 288 feet, thence north 499.54 feet, thence east 69.66 feet, thence north 14.20 feet to the Point of Beginning, Containing 3.38 acre, more or less.  
 Tax Identification number 18-19-401-004

- NOTES:**
1. EXISTING SITE CONDITIONS ARE SHOWN BASED ON AVAILABLE PEORIA COUNTY GIS INFORMATION AND SITE VISITS. EXISTING SALVAGE YARD HAS BEEN SIGNIFICANTLY IMPROVED BEYOND WHAT IS SHOWN IN THE GIS AERIAL.
  2. UNLESS OTHERWISE INDICATED, ALL CONCRETE PAVEMENT SHOWN IS EXISTING.



**Farnsworth**  
 GROUP

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 Engineers | Architects | Surveyors | Scientists

NO.	DATE	DESCRIPTION
1	7/30/14	PER COP COMMENTS

PROJECT:  
**A-1 TOWING**

**SPECIAL USE APPLICATION**

**2226 W. CLARK ST.**  
 PEORIA, IL

Date:	06-03-14
Design/Drawn:	LMT
Reviewed:	LMT
Book No.:	-
Field:	-

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:

**C1.0**

Project No.: 0140710.00