

Modified Planning & Community Development Comments – Site:  
Date: 12/16/2021

7. Chapter 28, Section 6.15-1.2b of the Municipal Code requires that landscaped islands equal in areato at least one parking space, protected by durable materials, and containing at least one live shadetree at a minimum of four inches in diameter shall be located at the end of every parking row. The northwest spaces do not have islands meeting this requirement. As such, a variation from this provisionis required.

**So noted. We are requesting a waiver from this provision as the island at the northwest corner cannot be enlarged due to site constraints and parking needs.**

8. For the required variation as noted in Comment 7, please provide a written response to the followingZoning Code Variation Criteria:

- a)** The proposed use will not alter the essential character of the locality and will be compatible withexisting uses and zoning of nearby property; and

**The proposed use will not alter the character of the area. The landscape island in question is serving as a buffer for the dumpster area. The combination of decorative grasses along the refuse encloser masonry walls create a more pleasing aesthetic.**

- b)** The plight of the owner is due to unique circumstances, which may include the length of time thesubject property has been vacant as zoned; and

**The property has been vacant for numerous years. The applicant is installing various grasses to attempt to screen, the dumpster area from view and enhance the appearance. The alternative to the reduced island space would be to asphalt the area and eliminate the landscaping materials.**

- c)** The proposed variation is in harmony with the spirit and intent of this Chapter; and  
**The proposed variation is consistent with the spirit of the referenced Chapter as we have intensified the decorative grasses in a continuous line from front to back of the adjacent parking space.**

- d)** The variance requested is the minimum variance necessary to allow reasonable use of the property for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

**The variance requested is the minimum necessary for the property to function properly as the intended use of the property.**