

# Waiver Request Letter

## 1. WAIVER IS REQUESTED FOR: IDDSG 2.1.1F

DRIVEWAYS SERVING BUILDING SITES ON EITHER SIDE OF A PUBLIC STREET SHALL EITHER BE ALIGNED OR OFFSET TO PROVIDE A MINIMUM SEPARATION OF 75-FEET WHEN NOT LOCATED ADJACENT TO A PUBLIC STREET INTERSECTION. (S)

THE SITE DRIVEWAY LOCATION COMPLIES WITH IDDSG 2.1.1G FOR SAME<sup>[1]</sup><sub>SEP</sub> SIDE OF STREET DRIVEWAY SEPARATIONS. A VARIANCE IS REQUESTED FOR IDDSG 2.1.1F AS THE EXISTING ACROSS STREET DRIVEWAYS WERE NOT INSTALLED IN COMPLIANCE WITH SECTION 2.1.1G. THE SITE HAS LIMITED FRONTAGE, ALIGNING TO THE ACROSS STREET DRIVEWAY #2 (SEE SITE PLAN), WOULD RESULT IN NON-COMPLIANCE WITH IDDSG 2.1.1G FOR ACROSS STREET DRIVEWAY #3. GIVEN THE SMALL SITE FRONTAGE, OUR DRIVEWAY LOCATION IS DIFFICULT TO MOVE LOCATIONS DUE TO BUILDING SIZE, FRONTAGE LENGTH AND DETENTION POND FOOTPRINT REQUIRED.

## 2. WAIVER IS REQUESTED FOR IDDSG 5.2.A.1

THE LANDSCAPE BUFFER SHALL BE 10' WIDE ON THE NORTH SIDE.

A 10.3-FOOT WIDE BUFFER FROM NORTH PROPERTY LINE TO BUILDING IS PROVIDED INCLUDING A 5-FOOT WIDE SIDEWALK AND 5.3-FEET OF ENHANCED LANDSCAPE AND SCREENING. PLANTINGS WITHIN THE 5.3-FOOT WIDE AREA ARE NEARLY DOUBLE THE QUANTITY OF TREES, SHRUBS AND GROUND COVER REQUIRED BY CODE TO ACHIEVE THE FUNCTIONAL APPEARANCE OF A 10-FOOT WIDE BUFFER TO ACCOMMODATE THE 5 FOOT WIDE SIDEWALK ALONG THE NORTH SIDE OF THE BUILDING CONNECTING TO SOUTH TAYLOR AVENUE.