



Village of Itasca

Community Development Department

550 W. IRVING PARK RD. ITASCA, IL 60143

PHONE: 630/773-5568 FAX: 630/773-0852

e-mail: comdev@itasca.com

www.itasca.com

June 25, 2019

Michael M. Roth
Ice Miller
2300 Cabot Dr.
Suite 455
Lisle, IL 60532

Dear Mr. Roth:

This letter is in response to your correspondence dated June 19, 2019.

As we discussed during our meeting earlier this month, the Village's position is that the proposed use (as described to us during our meeting on April 30, 2019) is a mixed-use development of both residential and healthcare. We understand your client's position; however, it is our position that the planned recovery homes, which will house clients for long-term stays up to a year, is residential. Based on this finding, we recommended that Haymarket apply for a special use under Section 8.04(2)(u) for a planned development. At our last meeting, we agreed that certain sections of the planned development submittals are not applicable given the nature of this development and requested that you consider which requirements of Sections 14.12 and 14.13 you would want waived.

Thank you for your detailed response and the preview of Haymarket's ALTA survey and plat of survey. You are correct that the ALTA survey and the plat of survey provided satisfy many of the Village's submittal requirements. However, as discussed in our responses on your Attachment A and B, it is not a substitute for every submittal requirement.

Where possible, the Village has agreed to your request for a waiver of certain subsections. This waiver is based on your representations as to the scope of the proposed use and development. If the scope or contours of the submitted proposal change, certain waivers may need to be revisited.

Other requested waivers were denied. Village staff considered the request, the expected burden on Haymarket to comply with the request, and the Village's interest in providing the Plan Commission, Board, and public with adequate information about Haymarket's proposal before the public hearing.

Additionally, although Haymarket need not petition for variances for existing non-conforming conditions on the property (e.g., height), please submit a summary of all such conditions so that they can be reviewed with the proposed use.

Importantly, you requested waivers of some of the planned development standards which are considered by the Plan Commission and Village Board when reviewing your client's application. Village staff cannot waive these standards. However, if you wish to request a variance from these standards, you are free to do so by accounting for any non-conforming elements of the development in your application so the variance can be heard by the Plan Commission and Village Board.

Finally, as you are aware, all submittals to the Village related to your petition are subject to the Freedom of Information Act. If you have any concerns about a document's publicity, please contact us before submittal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shannon Malik Jarmuz', with a long horizontal line extending to the right.

Shannon Malik Jarmuz, AICP
Director of Community Development

Encl.

ATTACHMENT “A” (PLANNED DEVELOPMENT)

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
(2) Provisions	This provision is inapplicable because there will be no subdivision, development, dwelling units or residential use, the building has been at the site for many years, and the only building and sole use will be a health center. Therefore, the requirement of a planned development is inapplicable. To the extent a planned development is applicable, the requirements should be waived or the planned development should be exempted.	The requirements of a planned development are applicable as the proposed use is mixed residential and business, as discussed in my letter.
(3)(a) Procedure – Pre Application Conference	At our meeting on June 5, 2019, you stated that the requirement in this provision (3)(a) for the pre-application conference may should be deemed satisfied by our meetings with staff. I agreed that following the meeting and with the submittal of this listing, the applicant will provide a current ALTA survey showing the site and existing improvements, which we request will satisfy certain planned development requirements that the Village decides are applicable.	Agree to waive.
(4) (Preliminary Plan in general)	You agreed that the preliminary plan and final plans may be considered and decided simultaneously, and concurrently with the special use and site plan application.	Agreed.
(4)(a)(1) Boundary survey	The electronic and reduced paper copy of the current ALTA survey are attached. Any further information or documentation required under this section is inapplicable and should be waived or the applicant should be deemed exempt.	The ALTA and plat of survey meet this requirement and should be included with the petition. Documents need to be submitted full sized with 17 copies of everything. We also recommend submitting PDFs of the documents on a flash drive.
(4)(a)(2) Topography	The electronic and reduced paper copy of the current ALTA survey are attached. Any further information or documentation required under this section is inapplicable because no development is proposed, and should be waived or the applicant should be	While the ALTA does not provide topographic information, because you are not modifying the exterior of the building, we do not require topographical information at this

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
	deemed exempt.	time.
(4)(a)(3) Preliminary plan of subdivision	This provision is inapplicable because there is no subdivision for this project or property. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive because there is not anticipated re-subdivision.
(4)(a)(4)(a)(ii) Site Analysis – Scenic views	This provision is inapplicable for this project or property because there are no scenic views as the property is in a commercial district. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive at this time based on your representation that there will be no changes to the exterior site plan.
(4)(a)(4)(a)(iii) Site Analysis – wooded areas	This provision is inapplicable because there is no wooded area for this project or property. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive at this time based on your representation that there will be no changes to the exterior site plan.
(4)(a)(4)(a)(iv) Site Analysis – soil problem areas	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive at this time based on your representation that there will be no changes to the exterior site plan.
(4)(a)(4)(a)(v) Site Analysis – floodways	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive at this time based on your representation that there will be no changes to the exterior site plan.
(4)(a)(4)(a)(vi) Site Analysis – streams, drainage	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive at this time based on your representation that there will be no changes to the exterior site plan.
(4)(a)(4)(a)(vii) Site Analysis –	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years.	Agree to waive at this time based on your representation that there will be no changes to the exterior

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
trees	The landscaping existing is the landscaping proposed. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	site plan.
(4)(a)(4)(a)(viii) Site Analysis – storm water runoff	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. The stormwater management existing is the stormwater management proposed. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive at this time based on your representation that there will be no changes to the exterior site plan.
(4)(a)(4)(b) public utilities	A current ALTA survey will be provided, along with the building plans for the interior of the existing building. This provision is otherwise inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. The public utilities existing are the public utilities proposed. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive at this time based on your representation that there will be no changes to the public utilities. Please be aware that if the estimated volume of use is expected to be different than current use, this provision will have to be complied with.
(4)(a)(4)(c)(iv) easements	A current ALTA survey detailing existing site conditions and improvements will be provided. Any further information or documentation is inapplicable and should be waived or the applicant should be exempt.	Agreed provided that the ALTA survey submitted provides all known easements.
(4)(a)(5)(a) Land use plan – identification and description	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. However, the electronic and reduced paper copy of the current ALTA survey are attached. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive.
(4)(a)(5)(b) Land use plan – design features	This provision is inapplicable because there is no development to take place for this project or property. The electronic and reduced paper copy of the current ALTA survey are attached. The building has been at the site for many years, and there is no	Agree to waive subpart (i), (v) and (vi) as they are not applicable. We will need an exhibit with height (subpart (ii)). The Village has the enclosed elevation which

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
	residential use. The only site improvements will be the health center. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	shows building height in its records on the property. Please confirm that this elevation is accurate or submit an accurate elevation. We will also need a floor plan for each level so we can calculate how much vehicle and bike parking is appropriate under the Ordinance (subpart (iii)). You may wish to consider whether § 12.09(c) of the Zoning Ordinance for bike parking can be applied. Finally, we recommend that you provide information on open space for residents (subpart (iv)). Although the Village will not require a dedication, the Plan Commission and/or Village Board may require sufficient open space as an amenity for residents.
(4)(a)(6) Utility Plan	This provision is inapplicable because there is no development to take place for this project or property. The electronic and reduced paper copy of the current ALTA survey are attached. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive at this time based on your representation that there will be no changes to the public utilities. Please be aware that if the estimated volume of use is expected to be different than current use, this provision will have to be complied with.
(4)(a)(7) Written statement	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. There is no residential use, and the only site improvements will be internal and used for the health center. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive.
(4)(a)(8) Shopping	This provision is inapplicable because there is no development to take place for this project or	Agree to waive.

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
Center	property, there is no shopping center development planned, and the building has been at the site for many years. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	
(4)(a)(9) Preliminary Engineering Plans	This provision is inapplicable because there is no development to take place for this project or property, the building has been at the site for many years, and therefore there are no engineer plans. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive at this time. Please be aware that if the estimated volume of use is expected to be different than current use, this provision will have to be complied with.
(4)(b) Written statement	This provision is inapplicable because there is no development to take place for this project or property, the building has been at the site for many years. There is no residential use proposed, and the only site improvements will be internal and used for the health center. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive subsection (b)(1) only. We will need a floor plan for each floor/level of the building and the information requested in subsection (b)(2) should be provided with such floor plans. The Village also requests a rough anticipated schedule of rehabilitation/remodeling as required in subsection (b)(3).
(4)(c)(3) Economic impact statement	This provision is inapplicable because there is no development to take place for this project or property, the building has been at the site for many years and economic feasibility is not an appropriate consideration. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Disagree. The Village will not waive this requirement.
(4)(c)(4) Landscape plan	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. The landscaping will remain as it currently is. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Disagree. The Village will not waive this requirement. At this time, the Village requests information on the quantity/quality of the four-decade old plantings so an evaluation can be made whether the existing plantings are adequate.
(4)(d)(1)	You agreed that the preliminary plan and final plans	Agreed that Haymarket may make

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
Procedures	may be considered and decided simultaneously, and concurrently with the special use and site plan application. The electronic and reduced paper copy of the current ALTA survey are attached. Any further information or documentation required under this section is inapplicable and should be waived or the applicant should be deemed exempt. There is no development to take place for this project or property and the building has been at the site for many years.	its preliminary and final submittals at the same time. The Village will not agree to waiving our standard public process under § 14.12.
(4)(d)(3) Procedures	You agreed that the preliminary plan may be filed, considered and decided concurrently with the final plan and any special use application so as to not delay or prolong the review process.	See above.
(4)(e) Plan Commission Procedures	You agreed that the preliminary plan may be filed, considered and decided concurrently with the final plan and any special use application so as to not delay or prolong the review process.	See above.
(4)(f) Board Procedures	You agreed that the preliminary plan may be filed, considered and decided concurrently with the final plan and any special use application so as to not delay or prolong the review process.	See above.
(5) (generally) Final Development Plan	You agreed that the preliminary plan may be filed, considered and decided concurrently with the final plan and any special use application so as to not delay or prolong the review process.	See above.
(5)(a)(1) Final Plan	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. The land is not being subdivided into lots and the entire property will be a health center. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive.
(5)(a)(3) Plat of subdivisions	This provision is inapplicable because there is no subdivision or development to take place for this project or property. The entire property will be a health center. Should the Village not agree, we believe that this provision should be waived or the	Agree to waive.

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
	applicant should be deemed exempt.	
(5)(a)(5) Final Site Plan	A current ALTA survey detailing existing site conditions and improvements is being provided and any further information or documentation is inapplicable and should be waived or the applicant should be deemed exempt.	Agree to waive.
(5)(a)(6) Dedication	This provision is inapplicable because there is no development to take place for this project or property, the building has been at the site for many years and there will not be any dedication of land. Therefore, this provision should be waived or the applicant should be deemed exempt	Agree to waive assuming there will be no dedication of property.
(5)(a)(7) Tabulations of each use area	This provision is inapplicable because there the land is not being subdivided into lots, the entire property will be a health center, and there are no dwelling units at the property. Therefore, this provision should be waived or the applicant should be deemed exempt.	Disagree. The Village will not waive this requirement. Your submittal should include information on density.
(5)(a)(8) Landscape Plan	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. The landscaping will remain as it currently is. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Disagree. The Village will not waive this requirement. At this time, the Village requests information on the quantity/quality of the four-decade old plantings so an evaluation can be made whether the existing plantings are adequate.
(5)(a)(9) Utilities and Drainage	This provision is inapplicable because there is no development to take place for this project or property and the building, with utilities has been at the site for many years. The utilities and drainage will remain as they currently are. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive at this time. Please be aware that if the estimated volume of use is expected to be different than current use, this provision will have to be complied with.
(5)(a)(10) Covenants	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. There will be no covenants. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree to waive.

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
(5)(a)(11) Deeds/ Easement Agreements	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. There will be no deeds, easement agreement, or by-laws beyond the Haymarket DuPage LLC by-laws. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt	Agree to waive provided there are no new easements proposed.
(5)(a)(12) Article of Incorporation	This provision is inapplicable because there is no development to take place for this project or property and no homeowner's, merchant's or industrial owner's association. Therefore, this provision should be waived or the applicant should be deemed exempt.	Agree to waive.
(5)(a)(13), (14), and (15) Final development schedule, final architectural plans, final engineering drawings	These provisions are inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. Should the Village not agree, we believe that these provisions should be waived or the applicant should be deemed exempt.	The Village also requests a rough anticipated schedule of rehabilitation/remodeling as required in subsection (a)(13). The Village agrees that the following will satisfy subsections (a)(14) and (a)(15): floor plans for each level and a table breaking down by type of use (e.g., patient rooms, lodging/residences, medical offices, common areas, etc.) so we can calculate expected parking requirements.
(5)(b) Escrow deposits	This provision is inapplicable because there is no development, public facilities or improvements to take place for this project or property and the building has been at the site for many years. Should the Village not agree, we believe that these provisions should be waived or the applicant should be deemed exempt.	Agree to waive; however, building permits for remodeling will require sureties and these are not waived.
(5)(c) Common open space	This provision is inapplicable because there is no common open space to take place for this project or property. Should the Village not agree, we believe that these provisions should be waived or the applicant should be deemed exempt.	Agree to waive.

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
(5)(d) Procedures	You agreed that the preliminary plan may be filed, considered and decided concurrently with the final plan and any special use application so as to not delay or prolong the review process.	Agree to waive only the 60 day requirement in subsection (d)(4). The Village will not agree to waiving our standard public process under § 14.12(5)(d).
(6) Changes to Planned Development	This provision is inapplicable because there is no change or modification to an existing planned development.	Agree that this section is not applicable at this time.
(7)(a)(5) Standards	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. Therefore, this provision should be waived or the applicant should be exempt.	Agree that subsection (7)(a)(5) does not apply to your proposal.
(7)(a)(6) Standards	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. There is no mix of principle uses. There will be no private streets or common driveways. Should the Village not agree, we believe that these provisions should be waived or the applicant should be deemed exempt.	The Village cannot determine whether subsection (7)(a)(6) applies at this time. If Haymarket believes this subsection does not apply to its proposed development, Haymarket may request relief from this standard in the form of a variance so the Plan Commission may consider the request.
(7)(a)(7) Standards	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. Therefore, this provision should be waived or the applicant should be deemed exempt.	The Village cannot determine whether subsection (7)(a)(7) applies at this time. If Haymarket believes this subsection does not apply to its proposed development, Haymarket may request relief from this standard in the form of a variance so the Plan Commission may consider the request.
(7)(b)(1)-(4) Standards	This provision is inapplicable because there are no dwelling units or residential land uses proposed. The property will only be used as a health center. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Disagree. It is the Village's position that the recovery homes portion of the proposal are residential in nature and thus these standards are applicable to Haymarket's proposal. If Haymarket believes that certain subsections do not apply to its

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
		proposed development, Haymarket may request relief from this standard in the form of a variance so the Plan Commission may consider the request.
(7)(c) Standards	This provision is inapplicable because there are no dwelling units or residential land uses or cluster subdivision proposed. The property will only be used solely as a health center. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree that the proposal is not a cluster subdivision.
(7)(d) Standards	There is no development to take place for this project or property and the building has been at the site for many years. A current ALTA survey and traffic study are being provided and any further information or documentation is inapplicable and should be waived or the applicant should be exempt.	Disagree. It is the Village's position that the medical treatment facilities proposed are business in nature and thus these standards are applicable to Haymarket's proposal. If Haymarket believes that certain subsections do not apply to its proposed development, Haymarket may request relief from this standard in the form of a variance so the Plan Commission may consider the request.
(7)(e)(1) Standards	This provision is inapplicable because there is no development proposed for the property, there are no dwelling units or proposed residential land uses, the building has been at the site for many years, and the property will only be used as a health center. The existing improvements are either already approved by variance or are legal non-conforming conditions that may continue. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Disagree. If Haymarket believes that certain subsections do not apply to its proposed development, Haymarket may request relief from this standard in the form of a variance.
(7)(e)(2) Standards	This provision is inapplicable because there is no development proposed for the property, the building has been at the site for many years, and the property will only be used as a health center. The existing improvements are either already approved by bulk	Disagree. If Haymarket believes that certain subsections do not apply to its proposed development, Haymarket may request relief from this standard in the form of a

Planned Development Section Citation within Section 14.12	Reasoning as to Waiver or Exemption	Village Response
	variances or are legal non-conforming conditions that may continue. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	variance.
(7)(e)(3) Standards	This provision is inapplicable because there is no development proposed for the property, there are no industrial areas proposed. The property will only be used as a health center. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Agree that this subsection is inapplicable.

ATTACHMENT “B” (SITE PLAN)

Site Plan Section Citation within Section 14.13	Reasoning as to Waiver or Exemption	Village Response
(1) Purpose	To the extent that this provision is applicable to development of vacant land or redevelopment of improved land, Site Plan review is inapplicable because there is no development proposed for the property, the building has been at the site for many years, and the property will only be used as a health center. The existing improvements are either already approved by bulk variances or are legal non-conforming conditions that may continue. The electronic and reduced paper copy of the current ALTA survey are attached. Any further information or documentation required under this section is inapplicable and should be waived or the applicant should be deemed exempt.	The Village needs a summary of all non-conforming conditions on the property so that it can be considered with the proposed use.
(2) Scope	Class I site plan is applicable, if any.	Agreed.
3(a) Application form	Applicable information will be provided with the special use application.	Agreed.
3(b) Drawing standards	This provision is inapplicable because no development is proposed and the site improvements have existing for many years. the property will only be used as a health center. The existing improvements are either already approved by variance or are legal non-conforming conditions that may continue. Should the Village not agree, we believe that this provision should be waived or the applicant should be deemed exempt.	Disagree. All drawings submitted must comply with this standard.
3(e) Local and Context	This provision is inapplicable because no development is proposed and the site improvements have existing for many years. the property will only be used as a health center. The existing improvements are either already approved by variance or are legal non-conforming conditions that may continue. Should the Village not agree, we	Disagree that this is inapplicable. Please note that this requirement is already met with the ALTA survey.

	believe that this provision should be waived or the applicant should be deemed exempt.	
3(f) Site Plan	The electronic and reduced paper copy of the current ALTA survey are attached. Any further information or documentation required under this section is inapplicable and should be waived or the applicant should be deemed exempt. No development is proposed and the site improvements have existing for many years. the property will only be used as a health center.	Disagree that this is inapplicable. Please note that the ALTA survey can serve as the site plan unless changes are needed (e.g., bike parking).
3(g) Landscape Plan	The electronic and reduced paper copy of the current ALTA survey are attached. The landscaping will remain as it currently is. Any further information or documentation required under this section is inapplicable and should be waived or the applicant should be deemed exempt. No development is proposed and the site improvements have existing for many years. the property will only be used as a health center.	Disagree. At this time, the Village requests information on the quantity/quality of the four-decade old plantings so an evaluation can be made whether the existing plantings are adequate.
3(i) Building Elevations	The electronic and reduced paper copy of the current ALTA survey are attached. No development is proposed and the site improvements have existing for many years. The site and exterior of the building, along with all landscaping and building elevations will not change. Any further information or documentation required under this section is inapplicable and should be waived or the applicant should be deemed exempt.	Disagree. The Village requires building elevations to show building height.
7(c) Standards	The electronic and reduced paper copy of the current ALTA survey are attached. Any further information or documentation required under this section is inapplicable and should be waived or the applicant should be deemed exempt. No development is proposed and the site improvements have existing for many years. the property will only be used as a health center.	Disagree. If Haymarket believes that certain subsections do not apply to its proposed development, Haymarket may request relief from this standard in the form of a variance.
7(d) Standards	This provision is inapplicable because there is no development to take place for this project or property and the building has been at the site for many years. The landscaping existing is the landscaping proposed. Should the Village not agree, we believe that this	Disagree. If Haymarket believes that certain subsections do not apply to its proposed development, Haymarket may request relief from this standard in the form of a

	provision should be waived or the applicant should be deemed exempt.	variance.
7(e) Standards	Applicant will comply to the extent that these provisions are applicable even though no development of vacant land or redevelopment of improved land is occurring. For example, we will provide the Village with a traffic and parking report. However, the building has been at the site for many years, and the property will be used solely as a health center under single ownership. The existing improvements are either already approved by bulk variances or are legal non-conforming conditions that may continue. The electronic and reduced paper copy of the current ALTA survey detailing existing site conditions and improvements are attached. Any further information or documentation required under this section is inapplicable and should be waived or the applicant should be deemed exempt.	Disagree. If Haymarket believes that certain subsections do not apply to its proposed development, Haymarket may request relief from this standard in the form of a variance.