



CODE EXCEPTION EXHIBIT

**Airport Logistics Center
Romeoville, Illinois
November 22, 2017**

The applicant, Duke Realty, is requesting the following variances for a proposed development located on Renwick Road, Romeoville, Illinois.

CHAPTER 158: DEVELOPMENT REGULATIONS

Variance Request No. 1: Section 158.005 (G)(1)(e): Appearance criteria.

- Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.

Requested Variance:

- Developer shall be allowed to leave existing poles on the south side of Renwick Road. Existing and new power, phone, cable, fiber optic, or other communication services shall be allowed to remain as well as new or upgraded lines to be added to the existing poles on the south side of Renwick Road, including any new services required to serve the proposed Development. There will be no above ground utilities allowed on the north side of Renwick Road.

CHAPTER 159: ZONING CODE

Variance Request No. 2: Section 159.030 (D)(4)(g): Landscaping and Tree Preservation.

- Detention/retention basins and ponds. Detention/retention basins and ponds areas shall be planted. Such plantings shall include shade and ornamental trees, evergreens, shrubbery, hedges and/or other live planting materials. Plants must be able to tolerate wet conditions if planted within the basin.

Requested Variance:

- Trees, evergreens, shrubs, hedges, etc. shall not be required to be planted in stormwater detention basins. Basins will be seeded to provide ground cover consisting of vegetation in accordance with the standards of other jurisdictional agencies such as the FAA and USFWS. Landscaping shall not be required around the perimeter of the basins on the east side of the building. It shall be required around the perimeter of the basins on the west side of the building.

Variance Request No. 3: Section 159.030 (D)(4)(t): Landscaping and Tree Preservation.

- Ground cover. All drainage swales and slopes having a slope of three vertical units to one horizontal unit (3:1) or greater shall be sodded. All other ground areas not covered by buildings, parking, sidewalks or other impervious surfaces, or occupied by planting beds shall be graded smooth with a minimum of four inches of black dirt after compacting and removing stumps, rocks and other debris, and shall be seeded or sodded to prevent soil erosion and sedimentation of public drainage systems, creeks, streams, rivers and wetlands.



Requested Variance:

- Drainage swales and slopes will not be sodded, but instead will be seeded assuming the design supports such an application. Areas with excessive velocities may require additional features including, but not limited to sodding, reinforcement matting, etc.

Variance Request No. 4: Section 159.070 (M)(3): General Requirements.

- The average maintained illuminance shall not exceed nor be less than 80% of the levels set below. Uses not listed below shall not exceed nor be less than 80% if the levels set by the Illuminating Engineering Society of North America (IESNA). The uniformity ratio shall not exceed the level set by the IESNA. These levels include:

Industrial Parking: Average (fc) 2.4; Minimum (fc) 0.4, Uniformity Ratio (Avg/Min) 6:1

Truck Parking and maneuvering areas: Average (fc) 2.4

Requested Variance:

- An average of 1.0 foot-candles shall be allowed in truck maneuvering area that abut the Airport on the east side of the development.

Variance Request No. 5: Section 159.070 (M)(5): General Requirements.

- Except as otherwise allowed in the development regulations, luminaries shall not be mounted in excess of 30 feet above grade, or the height of the primary structure, whichever is less; provided however, luminaries located within 200 feet of a single-family residential zoning district shall not be mounted in excess of 20 feet above grade or the height of the primary structure, whichever is less.

Requested Variance:

- Building Mounted lighting may be mounted at a height not to exceed 40 feet above finished floor elevation.

Variance Request No. 6: Section 159.108 (C)(1): Computation of Parking Spaces.

- Size and access (off-street parking). (1) Size. A required off-street parking space in all districts shall be at least nine feet six inches in width (WP) and at least 18 feet in length, exclusive of access drives or aisles, ramps, curbs, columns, office or work areas. The width and length of all parking spaces adjacent to curb and gutter shall be measured from the edge of pavement.

Requested Variance:

- Parking spaces shall be nine feet in width.

Variance Request No. 7: Section 159.115 (D): Schedule of Off-Street Parking Requirements.

- Additional Criteria for outdoor storage spaces. The maximum number of outdoor trailer storage spaces for truck trailers shall not be greater than 1 1/2 outdoor trailer storage spaces for each loading dock on the principal building(s) on the same lot. Outdoor trailer storage spaces shall be landscaped in the manner prescribed for off-street parking spaces in § [159.030\(D\)](#) of this chapter.

Requested Variance:

- The maximum number of outdoor trailer storage spaces may exceed 1.5 times the number of docks doors up to a maximum of 387 trailers.



CHAPTER 160: STORMWATER MANAGEMENT**Variance Request No. 8: Section 160.014 (F): Requirements Applicable to All Subdivisions and Commercial Developments.**

- Storm sewers shall be designed to convey the peak flow from a ten-year rainfall event with a hydraulic grade line that is entirely within the pipe. Rainfall frequency data shall be obtained from [Appendix E, Figure 1](#). Storm sewers and outfalls shall be designed to function at their design capacity during flooding conditions on the receiving stream or other body of water.

Requested Variance:

- The hydraulic grade line shall be allowed above the pipe, but no more than 12 inches below the lowest rim elevation, which is more typical for pure industrial developments.

Variance Request No. 9: Section 160.030 (A):

- If no release rate is specified in an adopted watershed plan, then sufficient flood storage shall be provided so that the site will not discharge at a rate greater than 0.15 cfs/acre of development during and after a rainfall event with a 100-year frequency except for sites exempted in § [160.012](#). Unless exempted in § [160.012](#), sites shall not discharge at a rate greater than 0.04 cfs/acre of development during and after a rainfall event with a 2-year frequency.

Requested Variance:

- The proposed property is adjacent to the Airport Property. As such, not required to meet the FAA regulations, but in cooperation with the Airport, the design of the stormwater improvements will be designed to meet the FAA requirements. The FAA requires the detention basin to be dry and to drain down in 48 hours or less. Due to constraints of the existing soils, the allowable release rate and designed restrictor will need to be increased. The applicant will verify that the project will not increase runoff rates (from the 10-year event up to the 100-year event) to any downstream properties using the increased release rate and required storage using that increased release rate.

Variance Request No. 10: Section 160.035 (B): Site Runoff Storage Facility Design Requirements.

- The storage facilities shall be accessible and easily maintained. Side slopes above the NWL shall not exceed 4:1 (horizontal to vertical) under any circumstances. For storage facilities with a bounce of greater than four feet the maximum side slope shall not exceed 5:1 (horizontal to vertical). For industrial or commercial areas that do not adjoin schools, residential, or planned residential areas the administrator may approve 4:1 side slopes for bounces up to six feet. The Administrator may require that access roads or paths on the top of berms shall be provided with an H10 design load rating and meeting village design criteria.

Requested Variance:

- Side slopes of three to one (3:1) shall be allowed above the NWL. The basins themselves will be privately maintained (not by the Village of Romeoville). Considerations for long-term maintenance of the basins will be incorporated into the final design.



Variance Request No. 11: Section 160.035 (H): Site Runoff Storage Facility Design Requirements.

- The following criteria are proposed as moderately conservative standards for design of stormwater basins within the village. If a developer wishes to exceed the standards, we recommend that they (via their landscape contractor/designer) bear the burden of proof that the landscape will be successful. The following limits of acceptable fluctuation and drawdown times are based on best professional judgment for landscape treatments typical to wet and dry stormwater basin designs.

Requested Variance:

- Stormwater basins will have a flat bottom with no standing water as required by the FAA. They shall have 20 foot wide bands of granular/permeable material such as sand or gravel to allow for infiltration as required by US Fish & Wildlife for the Hines Emerald Dragonfly. Maximum bounce shall be no more than 6.0 feet.

Variance Request No. 12: Section 160.055 (B): Site Planning and Section 160.057 (B) General Requirements:

- In planning the sediment and erosion control strategy, preference shall be given to reducing erosion rather than controlling sediment. In order to accomplish this the plan must carefully consider the construction sequence of the phases so that the amount of land area exposed to erosive forces is the minimum consistent with completing construction. In no case shall more than 20 acres of ground cover be disturbed at one time without permanent or temporary stabilization at one time without unless authorized by the Administrator.
- The smallest practical area shall be exposed for the shortest practical time during development. However, in no case shall more than 20 acres be exposed at one time on a development unless a larger area is approved by the Administrator.

Requested Variance:

- Given the proposed development of the site, the Developer shall disturb more than 20 acres of ground cover at one time. All NPDES requirements will be enforced regarding stabilization.

Variance Request No. 13: Section 160.087: Stream and Wetlands Protection.

- The Lowland Conservancy Overlay District is adopted by the Mayor and Board of Trustees of the village under the authority of the Illinois Revised Statutes, Chapter 34, Paragraphs 3151 et seq. of the Illinois Revised Statutes, Chapter 24, Paragraphs 11-13-1 et seq. The village also asserts its jurisdiction over all isolated wetlands within the village corporate limits and facilities planning areas that were formerly under the jurisdiction of the U.S. Army Corps of Engineers prior to January 9, 2000.

Requested Variance:

The Village shall not take jurisdiction over the isolated wetlands on this property that the US Army Corps of Engineers has not taken jurisdiction over if the developer incorporates stormwater best management practices (BMPs) into the design of the site. Any US Army Corps of Engineers jurisdictional wetlands onsite will be required to have appropriate setbacks per the Village Ordinance. If there are onsite USACE wetlands, a *Letter of No Objection* (LONO) will be required as part of the final design process.