

MEMORANDUM



DATE: February 10, 2022
TO: Nathan Darga, Village of Romeoville
FROM: Lisa Cassaidy
CC: Kevin Mohoney, Molto Properties
RE: **Weber 55 Logistics Park Variance Requests**

The applicant, Molto Properties, is requesting the following variances for the Weber 55 Logistics Park development located at the northeast corner of Weber Road and Taylor Road:

CHAPTER 158: DEVELOPMENT REGULATIONS

Variance Request No. 1: Section 158.025(E)(4) Design and Construction Standards

- Rear, side, and front yard easements shall be dedicated to the village for use by the village and private utility companies (for gas, electricity, cable T.V., water, storm sewer, sanitary sewer and the like) are provided herein. Wherever possible, rear yard easements should be avoided.

Requested Variance:

- Rear, side, and front yard easements shall not be dedicated to the village. Easements will be dedicated as appropriate consistent with the actual location of proposed utilities.

CHAPTER 159: ZONING CODE

Variance Request No. 2: Section 159.070(J)(2) General Requirement

- Minimum width to be 24 feet at property line. Maximum width to be that of 40' at the property line, unless additional width is required for safe access. This can include, but not limited to, two through lanes, one left turning lane and an appropriately landscaped island.

Requested Variance:

- Driveway widths shall not be limited in width such that trucks and/or cars will not have reasonable access to the proposed buildings.

Variance Request No. 3: Section 159.070(L)(1) General Requirement

- All outdoor parking, storage and sales space shall be improved with a permanent, durable, and dustless surface (asphalt or concrete), and shall be graded and drained so as to dispose of all surface water without detriment to surrounding areas. All unpaved surfaces shall be sodded and landscaped.

Requested Variance:

- All unpaved surfaces to be seeded.

Variance Request No. 4: Section 159.108(C)(1) Computation of Parking Spaces

- A required off-street parking space in all districts shall be at least nine feet six inches in width 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 9 feet in width, and the width and length shall be measured from the face of curb.

Variance Request No. 5: Section 159.30(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 (4) 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.

CHAPTER 160: STORMWATER MANAGEMENT

Variance Request No. 6: 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 under any circumstances. For storage facilities with a bounce of greater than four feet the maximum side slope shall not exceed 5:1. For industrial and commercial areas that do not adjoin schools, residential or planned residential areas the administrator may approve 4:1 side slopes for bounce up to six feet.

Requested Variance:

- Maximum bounce up to six feet, with 4:1 side slopes.

Variance Request No. 7: Section 160.035(H)(1) Wet Bottom Pond

- Maximum bounce, 100 year is 4.0' (industrial/commercial may be greater based on approval by Administrator)

Requested Variance:

- Maximum bounce up to six feet.

Variance Request No. 8: Section 160.035(H)(1) Wet Bottom Pond

- Maximum depth, Over 25% of the bottom area at least 10 feet deep

Requested Variance:

- Will achieve maximum depth possible.