



**JACOB & HEFNER ASSOCIATES, INC.**  
**ENGINEERS • SURVEYORS**

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**PROJECT MOHICAN**  
**1200 NORTH SCHMIDT ROAD**  
**ROMEOVILLE, ILLINOIS**  
**JHA PROJECT NO. F252**  
**AUGUST 31, 2016**  
**REV: SEPTEMBER 16, 2016**

**CODE EXCEPTION EXHIBIT (VARIANCE REQUEST)**

The applicant, Venture One Real Estate, is requesting the following variances for a proposed development located at 1200 North Schmidt Road, Romeoville, Illinois.

**CHAPTER 91: FIRE PREVENTION**

**Variance Request No. 1: Section 91.49(C): Fire Lane Width**

- All fire lanes shall be a minimum of 24' width.

**Requested Variance:**

- Proposed fire lane width along east side of the proposed building is 20' (curb and gutter not included). The applicant is requesting a reduced fire lane width due to required stormwater detention basin size. Per the attached letter received from the Village's Fire Department, dated 7/5/16, the Fire Department indicated that they recognize that the ordinance requirement would impose a hardship and that the applicant has provided reasonable substitutions or alternatives to compliance and grants a variance with conditions outlined in the attached letter.

**CHAPTER 159: ZONING CODE**

**Variance Request No. 2: Section 159.30(D)7(a): Additional Foundation Landscaping**

- All non-residential development shall provide perimeter landscaping as prescribed herein.

**Requested Variance:**

- Per our meeting with Village representatives on 8/24/16, the Village indicated that they would allow a 50% reduction in foundation plantings along the east exterior wall of the proposed building if an aerator is installed within a proposed stormwater detention basin. The applicant is requesting a variance to allow for a 50% reduction in foundation planting along the east exterior wall of the building in the event that he chooses to install an aerator.

**Variance Request No. 3: Section 159.030(D)4(t): Ground Cover**

- All slopes having a slope of 3:1 or greater shall be sodded.

**Requested Variance:**

- The applicant requests a variance to allow for permanent seed or hydro-seed in lieu of sod for ground surface areas having a slope of 3:1 or greater.



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**Variance Request No. 4: Section 159.030(D)7(b): Setback**

- A landscaping area not less than 10' in width shall be located around the perimeter of all buildings, except where impractical (i.e. loading dock areas, entryways, etc.).

**Requested Variance:**

- The applicant is requesting a variance to allow for the following setbacks:
  - A reduced setback between 0' and  $\pm 4.8'$  along the north side of the building where sidewalk or concrete pads are proposed and a reduced setback of  $\pm 9.8'$  where no sidewalk or concrete pads are proposed.
  - A reduced setback between 0 and  $\pm 3.8'$  along the west side of the building where sidewalk, concrete pads or stairs are proposed and a reduced setback of  $\pm 8'$  where no sidewalk, pads or stairs are proposed.
  - A reduced setback between 0' along the east side of the building where stairs are proposed and a reduced setback of  $\pm 4.2'$  where no stairs are proposed.

**Variance No. 5: Section 159.082(E)7: Setbacks**

- Required Parking Side Setback=5'
- Required Parking Rear Setback=10'

**Requested Variances:**

- Proposed Parking Side Setback is 4.5' along approximately 414' of the south property line. The applicant is requesting a reduced parking side setback of 4.5' in this area in order to accommodate trailer parking.
- Proposed Parking Rear Setback is 8.7' along approximately 51' of the west property line. The reduced setback is required in order to allow for a proposed fire lane along the east side of the proposed building. This reduced setback is located along a proposed drive aisle.

**Variance No. 6: Section 159.108(D)3: Curbing**

- All parking lots shall have complete non-mountable curbing system at the perimeter of the lots.

**Requested Variance:**

- No curb and gutter is proposed along the west side of a proposed fire lane located on the east side of the proposed building. No curb and gutter is proposed at this location in order to provide a 5' planting area on the east side of the building.

**CHAPTER 160: STORMWATER MANAGEMENT**

**Variance No. 7: Section 160.035(B): Pond Side Slopes**

- Side slopes above the normal water level (NWL) shall not exceed 4:1. For storage facilities with a bounce of greater than 4' the maximum side slope shall not exceed 5:1.

**Requested Variance:**

- The applicant is proposing to install retaining wall from NWL to high water level (HWL); as such, required side slope requirement cannot be achieved. Retaining wall is



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required in order to provide accommodate a stormwater detention basin which is substantially larger than typical due to depressional storage requirements.

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

- Maximum drawdown time: 100-year above NWL by 0.5' for 72 hours and 2-year above NWL for 36 hours
- Maximum slopes: freeboard to 2-year=4:1; 2-yr to NWL=8:1; NWL to 1.5' below NWL=20:1; >1.5' below NWL=2:1; freeboard to 1.5' below NWL=5:1 average max.
- Safety shelf: 0.5' to 1.5' inundation at NWL, 10' average width.

**Requested Variance:**

- The applicant is requesting a variance for drawdown time, pond side slopes and shelf in order to accommodate a stormwater detention basin which is substantially larger than typical due to depressional storage requirements.
  - Additional stormwater detention volume is currently provided in the proposed detention basin to accommodate volume required for depressional storage and existing surge pond present at the site. In order to allow for full routing through the total required storage volume, a proposed pond restrictor was reduced (to fill up the pond). As such, proposed pond draw down times exceed those listed under this section.
  - Retaining wall is proposed from NWL to HWL; as such, proposed pond side slopes exceed those listed under this section.
  - Shelves are currently not proposed at storm sewer outlet pipes where  $\pm 2'$ -4' deep sedimentation basins are currently proposed. A shelf is provided throughout the remainder of the wet bottom pond area.

**Variance No. 9: Section 160.035(H)2: Naturalized Detention Basin**

- Maximum drawdown time: 100-year above NWL by 0.5' for 72 hours and 2-year above NWL for 36 hours
- Maximum slopes: freeboard to 2-year=4:1; 2-yr to NWL=8:1; NWL to 1.5' below NWL=20:1; >1.5' below NWL=2:1; freeboard to 1.5' below NWL=5:1 average max.

**Requested Variance:**

- The applicant is requesting a variance for drawdown time and pond side slopes in order to accommodate a stormwater detention basin which is substantially larger than typical due to depressional storage requirements.
  - Additional stormwater detention volume is currently provided in the proposed detention basin to accommodate volume required for depressional storage and existing surge pond present at the site. In order to allow for full routing through the total required storage volume, the proposed restrictor was reduced. As such, proposed pond draw down times exceed those listed under this section.
  - Retaining wall is proposed from NWL to HWL; as such, proposed pond side slopes exceed those listed under this section.



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**Variance No. 10: Section 160.090(A)1(a): Wetlands:**

- The development will not detrimentally affect or natural features such as wetlands.

**Requested Variance:**

- The development is proposing to fill existing low grade wetlands. The applicant is proposing to mitigate wetland impacts by including a naturalized stormwater detention basin with wetland plantings.