



Exhibit C-2

CODE EXCEPTION

**Interchange 55 Logistics Park
Romeoville, Illinois
November 20, 2017**

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

Variance Request No. 1: Section 158.005 (G)(2)(f): Appearance criteria.

- Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or shall be located so as not to be visible from any public ways.

Requested Variance:

- Developer shall not be required to screen from public view mechanical equipment or other utility hardware given the existing and proposed topography of the site and its relationship to Bluff Road. Refer to Section 158.005 (J)(1) which states that: "The Planning & Zoning Commission may recommend variances from the literal application of the design standards specified in this chapter under any of the following circumstances: (a) Where conformance with these standards is made impossible by topography or surrounding development."

Variance Request No. 2: Section 159.108: Parking spaces.

- Vehicle parking stalls shall be 9'6" in width and 18' in length with a 26' drive aisle measured from edge of pavement.

Requested Variance:

- Developer shall be allowed to use stalls that are 9' in width and 18' in length. Drive aisles may be 24' in width except when they are fire lanes. Fire lanes shall be 26' in width.

Variance Request No. 3: Section 159.124 (D): General Provisions.

- Setback. Except as otherwise provided herein, freestanding signs shall be located at least ten feet from any driveway and lot line. The setback of a sign shall be measured as the distance between the point of reference specified and the closest point on the sign. (See diagram, Appendix B (T))

Requested Variance:

- There shall be no setback for signs in relationship to the lot line or right-of-way line or driveway, except signs shall not interfere with driver visibility.

Variance Request No. 4: 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. 5: Section 160.014 (H): Requirements Applicable to All Subdivisions and Commercial Developments.

- No ditch system shall be permitted. The minor drainage system shall be constructed so that the drainage from each lot or parcel is conveyed entirely through storm sewer pipe.

Requested Variance:

- An open conveyance system may be utilized to convey stormwater from the site down to the stormwater detention basins.

Variance Request No. 6: Section 160.022: Major Stormwater System Criteria.

- Major stormwater systems shall be sized to carry the base flood without causing additional flood damage. Maximum flow depths shall be nine inches in streets, parking lots and driveways, except that parking lots and driveways intended for access only by commercial trucks may permit maximum flow depths of 12 inches. The maximum depth of flow in non-paved drainage easements shall be 12 inches. The tail water used for the major drainage system shall be the 10-year water surface elevation in the receiving system or, in the case of stormwater detention facilities the 2-year design water surface elevation plus one foot.

Requested Variance:

- The maximum depth in the north truck court of Building A will exceed 12 inches, if flow is calculated assuming the storm sewer system is not functioning. The following two design features are being incorporated into this design to provide additional factors of safety:
 - Additional flood protection elevation (FPE) between the overflow surface elevation and the finished floor elevation will be included
 - Additional 20% inlets will be included in the north truck dock to account for potential blockage

Variance Request No. 7: 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:



- Proposed site runoff storage basins (which will NOT be maintained by the Village of Romeoville) will only be accessible by foot or by any vehicle able to drive up and down a three to one slope. Side slopes for the entire basin including above the NWL will be three to one (3:1). A maximum bounce of 7.5 feet shall be allowed. Considerations for long-term maintenance of the basins will be incorporated into the final design

Variance Request No. 8: 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:

- No restrictions on depth or percentage of area having “deeper” pockets. A maximum bounce of 7.5 feet shall be allowed. No restrictions on drawdown time. A 10 foot wide safety shelf will be provided for any areas of the pond deeper than 3 feet. A maximum slope of three to one (3:1) down to the safety shelf and two to one (2:1) below the safety shelf shall be allowed.

Variance Request No. 9: 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. 10: 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.