



**CODE EXCEPTION EXHIBIT (VARIANCE REQUEST)**

**Airport Logistics Center Phase II**

**Romeoville, Illinois**

**April 20, 2021**

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 158.025 (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) as 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 159.030 (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 native vegetation in accordance with the standards of other jurisdictional agencies such as the FAA and USFWS.

**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 159.030 (D)(6)(a): Landscaping and Tree Preservation.**

- Scope. All parking lots designed for 20 or more parking spaces shall be landscaped in accordance with the provisions of this section.

**Requested Variance:**

- This section shall apply to parking lots for car parking only and not to trailer parking. Trailer parking lots shall have islands only where fire hydrants are needed.

**Variance Request No. 5: Section 159.035 (J)(2): Fences, Walls, Retaining Walls and Hedges.**

- Types of fences permitted in non-residential districts.

**Requested Variance:**

- Chain link fences shall be allowed in and around truck court areas irrespective of which yard. Fences which may be required by a tenant to secure car parking lots shall be aluminum “wrought iron look alike” fences. Chain link fences shall be black vinyl coated.

**Variance Request No. 6: Section 159.070 (J)(2): General Requirements.**

- Ingress/egress onto a public street. Minimum width to be 24 feet at property line. Maximum width to be that of 40 feet at property line, unless additional width is required for safe access.

**Requested Variance:**

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

**Variance Request No. 7: Section 159.070 (L)(1): General Requirements.**

- 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 uses. All unpaved surfaces shall be sodded and landscaped;

**Requested Variance:**

- All unpaved surfaces shall be seeded.

**Variance Request No. 8: 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 abuts the Airport on the north side of the development. Site illuminance shall follow the attached Photometric plan.

**Variance Request No. 9: 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. 10: Section 159.070 (M)(10)(b): General Requirements.**

- All freestanding poles shall: (b) Be located on a concrete base where no more than eight inches of the base is located above grade.

**Requested Variance:**

- Concrete bases shall be allowed up to 48-inches above grade in locations adjacent to truck parking, maneuvering, and truck driveways.

**Variance Request No. 11: Section 159.101 (D)(3): Curbing.**

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

**Requested Variance:**

- Variable height curb and gutter (some mountable) shall be allowed for various locations throughout the site in order to allow for ADA accessibility and also for the purpose of overland flow routes.

**Variance Request No. 12: 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. 13: Section 159.115 (B)(8): Schedule of Off-Street Parking Requirements.**

- Space requirements. Space allocated to any off-street loading, unloading and outdoor storage facility shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facility or portions thereof.

**Requested Variance:**

- Space allocated for a building's truck court can be converted to car parking should a particular tenant require more car parking and less trailer parking and/or truck docks. Areas converted from truck court to car parking must install the appropriate islands, landscaping, striping, and curbing as provided by Village Code.

**Variance Request No. 14: 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 shall be limited by the applicable provisions of the annexation agreement.