



April 20, 2021  
F380d

Mr. Nathan Darga  
Senior Planner  
Village of Romeoville  
1050 W. Romeo Road  
Romeoville, Illinois 60446

Re: **Airport Logistics Center Phase II**  
**Romeoville, Illinois**  
**Stormwater Variance Request**

Mr. Darga,

On behalf of the property owner and developer, Duke Realty, we are requesting stormwater variances in accordance with Section 160.186 of the Village of Romeoville code of ordinances.

1. The common addresses and legal descriptions of all lands comprising the development.

**1040 W. Renwick Road**

**Jenkins Parcel:**  
**P.I.N. 11-04-17-400-009**

**The south 1523.7 feet (as measured parallel with the south line thereof) of the west 228.71 feet (as measured parallel with the west line thereof) of a tract of land described as follows: that part of the west 1/2 of the southeast 1/4 of section 17, township 36 north, range 10 east of the third principal meridian, lying east of the west 20 acres of said quarter section and excepting the east 208.71 feet of the west 538.68 feet of the south 208.71 feet and excepting the east 8 rods of the south 20 rods thereof, in Will County, Illinois.**

**Kozak Parcel:**  
**P.I.N. 11-04-17-400-004**

**The west 208.71 feet of the south 208.71 feet of the east three quarters of the west half of the southeast quarter of section 17, township 36 north, range 10 east of the third principal meridian, in Will County, Illinois.**

**Renwick Investments Parcel:**  
**P.I.N. 11-04-17-400-007**

**That part of the west half of the southeast quarter of section 17, in township 36 north and in range 10 east of the third principal meridian, lying east of the west 20 acres of said quarter section and excepting therefrom the east 175 feet (as measured parallel with the east line**



thereof) and excepting therefrom the south 1523.7 feet (as measured parallel with the south line thereof) of the west 228.71 feet (as measured parallel with the west line thereof); and further excepting that part thereof taken, used or dedicated for highway, in Will County, Illinois.

**Village of Romeoville Parcel:  
Part of P.I.N. 11-04-17-400-001**

The west 20 acres of the southeast quarter of section 17, in township 36 north, range 10, east of the third principal meridian, except the west 120 feet thereof as measured perpendicular to the west line of said west 20 acres and except the south 50 feet, in Will County, Illinois, being more particularly described as follows:

Commencing at the intersection of the west line of the southeast quarter of said section 17 and the north line of the west half of the southeast quarter of said section 17; thence north 87 degrees 58 minutes 25 seconds east along said north line, 120.00 feet to the point of beginning; thence continuing north 87 degrees 58 minutes 25 seconds east along said north line, 210.21 feet to the east line of the west 20 acres aforesaid; thence south 01 degrees 29 minutes 08 seconds east, 2587.93 feet to a point in the north 50 foot right of way of Renwick Road, said line being 50 feet north of and parallel with the south line of the west half of said southeast quarter of section 17; thence south 87 degrees 54 minutes 17 seconds west along said north right of way line, 210.21 feet to a point on a line which is 120 feet east of and parallel with the west line of the west 20 acres of said southeast quarter of section 17; thence north 01 degrees 29 minutes 08 seconds west, 2588.19 feet to the point of beginning, in Will County, Illinois.

2. The names and addresses of all owners of record of the legal title of all lands comprising the development.

**Duke Realty Limited Partnership  
1301 W. 22nd Street, Suite 800  
Oak Brook, IL 60523**

3. If title to any of the land comprising the development is held in trust, the names and addresses of all beneficiaries of the trust.

**Not applicable.**

4. The names and addresses of the developers of the land, if different from the owner.

**Developer is the same as the owner.**



5. The names and addresses of all consultants retained by the developer in connection with the application for a variance.

**Jacob & Hefner Associates, Inc.  
1333 Butterfield Road, Suite 300  
Downers Grove, IL 60515**

6. The names and addresses of all property owners within 250 feet of the development.

a. **Duke Realty Limited Partnership  
PO Box 40509  
Indianapolis, IN 46240**

b. **Joliet Regional Port District  
1 George J Michas Dr, Ste. 116  
Romeoville, IL 60446**

c. **Forest Preserve District  
17540 W Laraway Rd  
Joliet, IL 60433**

d. **Lafarge North America  
6211 N Ann Arbor Rd  
Dundee, MI 48131**

7. The specific feature or features of the development that require a variance.

**The proposed detention ponds exceed the allowable 2-year and 100-year release rates based on the project development area. The outlet control structures for the detention ponds have been designed to meet the 48-hour pond drawdown requirements of the Federal Aviation Administration (FAA).**

8. The specific provision of this chapter from which a variance is sought and the precise extent of the variance therefrom.

**Refer to the enclosed Stormwater Code Exception Exhibit, dated April 20, 2021.**

9. A statement of the characteristics of the development that prevent compliance with the provisions of this chapter.

**The project site is located adjacent to the Lewis University Airport and the proposed detention ponds must meet the 48-hour pond drawdown requirements of the Federal Aviation Administration (FAA).**



10. A statement that the variance requested is the minimum variance necessary to permit the development.

**The proposed detention pond release rates are the minimum required in order for the ponds to sufficiently drain down within 48 hours after the 24 hour storm event (i.e. 72 hours after the start of the storm). The draw down calculations are provided in the Stormwater Management Report for Airport Logistics Center Phase II, which demonstrates that the ponds draw down to the required depth at 72 hours from the start of the storm event, or 48 hours after the storm event has ended.**

11. A statement as to how the variance requested satisfies the standards set forth in §160.189 of this chapter.

**The requested variances are not self-imposed as the project site is located immediately adjacent to the Lewis University Airport. Additional Stormwater Best Management Practices (BMP's) have been incorporated into the project's stormwater management system design to improve the quality of stormwater runoff, including the use of sand and/or gravel infiltration layers around the pond perimeters and dry wells to promote infiltration of the building roof runoff. The proposed 2-year to 100-year peak discharge rates from the developed site are still being significantly reduced when compared to undeveloped conditions.**

Should you have any questions or need any additional information, please feel free to contact me at (630) 652-4630 or via email at [rblocker@jacobandhefner.com](mailto:rblocker@jacobandhefner.com).

Sincerely,

JACOB & HEFNER ASSOCIATES, INC.

Ryan J. Blocker, P.E.  
Senior Project Manager

cc (via email): Jon Zabrocki, P.E. – Village of Romeoville  
Susan Bergdoll – Duke Realty  
Keith Cohen – Duke Realty  
Mike DePrey – Duke Realty  
Dan Uebelhor – Duke Realty



**STORMWATER 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 160: STORMWATER MANAGEMENT**

**Variance Request No. 1: 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 Lewis University Airport. In cooperation with the Airport, the design of the stormwater improvements will be designed to meet Federal Aviation Administration (FAA) requirements. The FAA requires the detention basins to be dry and to drain down in 48 hours or less. Due to the constraints of the existing soils, the allowable release rate and the designed restrictors 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.

**Variance Request No. 2: 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. 3: 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 feet.

**Variance Request No. 4: Section 160.055 (B): Site Planning.**

- 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.

**Requested Variance:**

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

**Variance Request No. 5: 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.