	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/Address:	Metro Storage Subdivision	Metro Storage, 2623 Lincoln Hwy. – Final Plat of Subdivision	
TEK	City Staff:	Ellen Johnson	Ellen Johnson, Planner	
ST. CHARLES	PUBLIC HEARING		MEETING 5/17/16	X
APPLICATION:		Final Plat of Subdivision		
ATTACHMENT	S AND SUPPORTING DO	G DOCUMENTS:		
Staff Report		Final Plat of Subdivision		
Final Plat Applica	Application Metro Storage PUD Ordinance #2016-Z-3		3	

SUMMARY:

The subject property is a 2.6 acre vacant parcel located on Lincoln Hwy/Rt. 38 west of Meijer.

In January 2016, City Council approved PUD Ordinance No. 2016-Z-3, approving the Metro Storage PUD development, which includes construction of a three-story, 101,000 sf self-storage facility.

A Final Plat of Subdivision has been submitted for approval. The Final Plat is in conformance with the Preliminary Subdivision Plat that was approved with the PUD ordinance.

Staff has a number of relatively minor comments listed in the Staff Report.

SUGGESTED ACTION:

Review the Final Plat of Subdivision.

Staff has found the application materials to be complete and the Final Plat to be in compliance with the approved PUD Preliminary Plan.

Staff recommends approval of the Final Plat of Subdivision.

INFO / PROCEDURE - FINAL PLAT OF SUBDIVISION:

- Final Plat is the actual plat document that will be recorded with the County to formally create new lots, dedicate streets, and provide easements, etc.
- Recommendation is based on conformance with the approved PUD Preliminary Plan and compliance with all other code requirements (including Zoning & Subdivision Codes). Staff has provided an analysis in the Staff Report.
- A public hearing is not required for this type of application.
- No findings of fact are applicable to this application.

Community & Economic Development Planning Division

Phone: (630) 377-4443 Fax: (630) 377-4062



Staff Report

TO: Chairman Todd Wallace

And Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: Metro Storage, 2623 Lincoln Hwy. – Final Plat of Subdivision

DATE: May 13, 2016

I. APPLICATION INFORMATION:

Project Name: Metro Storage – 2623 Lincoln Hwy.

Applicant: Metro Storage St. Charles, LLC

Purpose: Final Plat of Subdivision approval

	_	
Ceneral	Informa	tion

	Site Information
Location	2623 Lincoln Hwy. (Rt. 38) (northwest of Meijer, directly west of MB Financial
	Bank)
Acres	2.613 acres

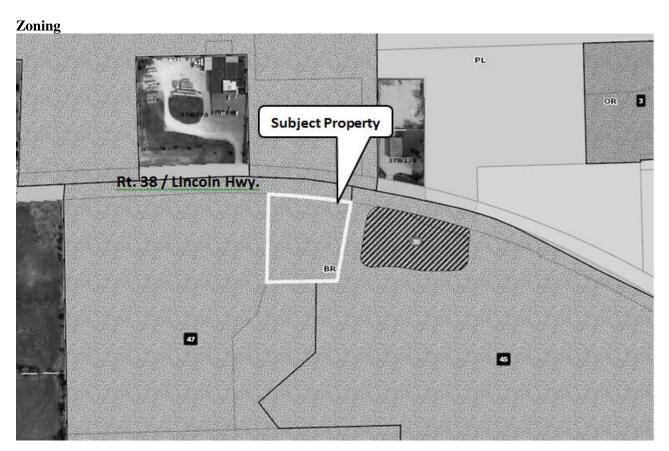
Applications:	Final Plat of Subdivision
Applicable City Code Sections	Title 16, Subdivisions and Land Improvement PUD Ordinance 2016-Z-3 (Metro Storage PUD)

	Existing Conditions
Land Use	Vacant
Zoning	BR- Regional Business (PUD)

Zoning Summary		
North	BR- Regional Business (PUD)	Vacant
East	BR- Regional Business (PUD)	MB Financial Bank, Meijer
South	BR- Regional Business (PUD)	Vacant
West	BR- Regional Business (PUD)	Vacant

Comprehensive Plan Designation
Corridor/Regional Commercial





II. OVERVIEW

The subject property is a 2.6 acre vacant parcel located on Lincoln Hwy/Rt. 38 west of Meijer.

Upon a positive recommendation from the Plan Commission in November 2016, this January City Council approved PUD Ordinance No. 2016-Z-3, "An Ordinance Amending Ordinance No. 1999-Z-11 (Bricher Commons PUD) and Granting Approval of a New Special Use for Planned Unit Development and PUD Preliminary Plan for Metro Storage, 2623 Lincoln Hwy".

This ordinance approved the Metro Storage PUD development, which includes construction of a three-story, 101,000 sf self-storage facility on a single lot.

III. ANALYSIS

A Final Plat of Subdivision has been submitted for approval. The Final Plat is in conformance with the Preliminary Subdivision Plat that was approved with the PUD ordinance.

Staff has a number of relatively minor comments that will need to be addressed prior to City Council action:

- 1. A stormwater detention easement needs to be drawn over the detention area and the easement language provided in Appendix B to Title 16 must be added to the plat.
- 2. The 10 ft. easement along the north property line is not needed because a 30 ft. utility easement per document 2000K023173 has already been granted to the City.
- 3. The two concrete monuments called out need to note "Per City standards".
- 4. St. Charles should be added to the legal description under the subdivision name.
- 5. The Owner's Certificate should be revised to read exactly as in Appendix B of Title 16.
- 6. In the Public Utility and Drainage Easement Provisions, the following changes should be made to the text to allow the trees to be planted along the property lines per the approved landscape plan:

"No permanent buildings, trees, gardens, shrubs, or berming shall be placed on or in said easements, but the easement areas may be used for paving, fences, sidewalks, trees, and other purposes that do not interfere with the aforesaid uses and rights.

Final Engineering plans are currently under review by staff.

IV. SUGGESTED ACTION

Staff recommends approval of the Final Plat of Subdivision, subject to resolution of all staff comments prior to City Council action.

V. ATTACHMENTS

- Application for Final Plat, received 4/29/16
- PUD Ordinance 2016-Z-3

CITY OF ST. CHARLES

TWO EAST MAIN STREET ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

FINAL PLAT OF SUBDIVISION APPLICATION

For City Use Project Name:

Project Number:

Meteo Stopage-2623 Lincoln Houg

Application Number:

2016 -AP-010



To request approval of Final Plat for a Subdivision, complete this application and submit it with all required attachments to the Planning Division.

When this application is complete and the plans are substantially in compliance with requirements, the Final Plat will be placed on a Plan Commission agenda for review.

The information you provide must be complete and accurate. If you have any questions, please call the Planning Division and we will be happy to assist you.

1.	Property Information:	Location: 2623 LINCOLN HWY.	
		Parcel Number (s): 09-32-400-030-	-0000
		Proposed Subdivision Name:	
		METRO STORDARE ST CHARLES SU	BDIVISION
2.	Applicant Information:	Name PORERT HEILMAN AS EGENT OF OWNER	Phone 847 - 235 - 8931
		Address 13528 W. BOULTON BLUD.	Fax 847 .235 . 8902
-		LAKE FOREST IL 60045	Email Exerman emerostorique, con
3.	Record Owner	Name METRO STORAGE STOHARLES LLC	Phone 847 235 8911
	Information:	Address	Fax
		13528 W. BOULTON BLUD.	8472358900
		LAKE FOREST IL 60045	Email Mgallagher e Netrostara

Please check the type of application:

Subd	ivision:
X	Preliminary Subdivision Plat was previously approved by the City
	Combined Preliminary-Final Review Process (Preliminary Plat Application filed concurrently)
Planı	ned Unit Development (PUD):
	PUD Preliminary Plan was previously approved by the City
	Combined Preliminary-Final Review Process (PUD Preliminary Plan Application filed concurrently)
	PUD Final Plan application filed concurrently

This application is not required for a Minor Subdivision (Per City Code Section 16.04.040: Meets all subdivision design standards, no more than 4 lots, no utility extensions or new streets, no stormwater detention required, lots meet minimum zoning standards)

Attachment Checklist:

For Combined Preliminary-Final Review or where multiple applications have been submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

APPLICATION FEE:

Application fee in accordance with Appendix A of the Subdivision Code. (\$300)

REIMBURSEMENT OF FEES AGREEMENT:

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

□ REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:



Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

PROOF OF OWNERSHIP and DISCLOSURE:

Submit one of the following:

SEE ATTACHED PAY BILL

- a) A current title policy report; or
- b) A deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

PLANS:

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

SUBDIVISION PLAT - DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the plat.

FINAL ENGINNERING PLANS - DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the Final Engineering Plans.

ENGINEER'S COST ESTIMATE SPREADSHEET:

See attached form.

STORMWATER MANAGEMENT PERMIT APPLICATION (if not already filed)

STORMWATER REPORT

FINANCIAL GUARANTEE & LAND IMPOVEMENT AGREEMENT

When submitting the application, provide a draft or description of the proposed guarantee for the payment and completion of Land Improvements (consisting of proposed form, amount and provider of completion guarantee collateral - bond, cash, or letter of credit).

- For Letter of Credit form, see City Code Title 16, Appendix C.
- For Land Improvement Agreement, see City Code Title 16, Appendix D.

A Financial Guarantee and Land Improvement Agreement must be provided prior to the City signing the Final Plat of Subdivision and recording the plat.

COPIES OF THIRD PARTY PERMIT/APPROVALS

• Illinois EPA Water Pollution Control Permit for sanitary sewer extension

- Illinois EPA Division of Public Water Supplies Permit for water mains
- Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
- IDNR Office of Water Resources Permit (for work in flood plain)
- Wetlands Permit from Army Corps of Engineers
- Kane County DOT and/or IDOT signature on Final Plat (if applicable)
- Offsite easements and right of way necessary to construct the required Land Improvements

NIE

PARK AND SCHOOL LAND/CASH WORKSHEETS: For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

Ala

□ INCLUSIONARY HOUSING SUMMARY: For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Record Owner

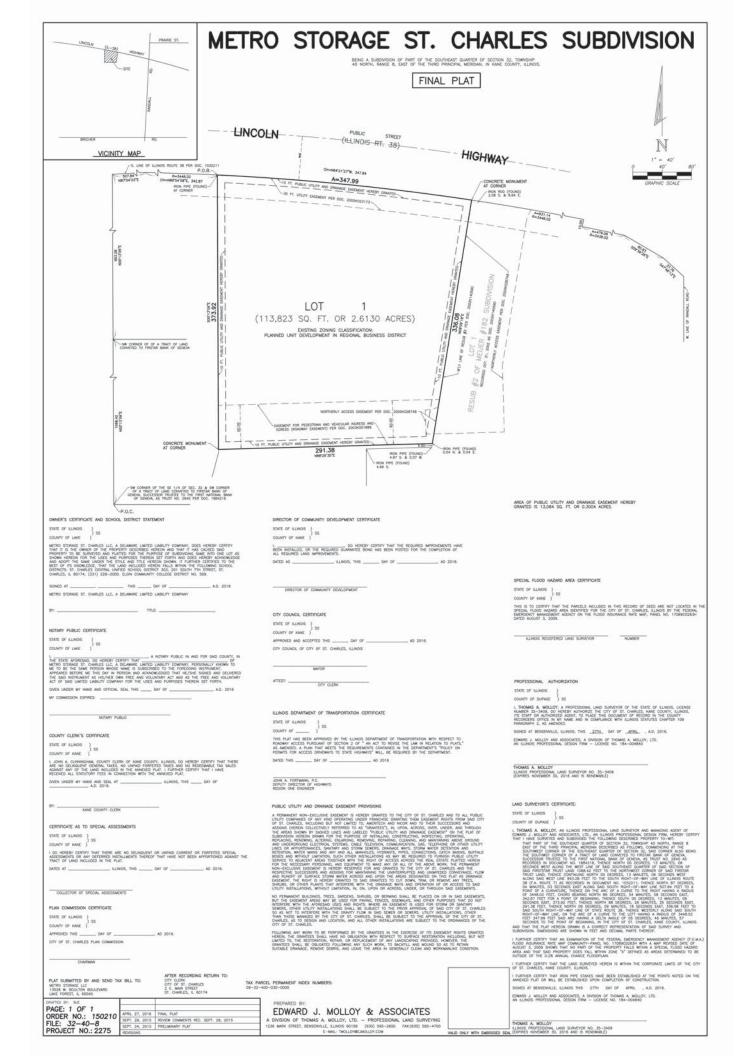
Metaro Storage St Churks Date

Applicant or Authorized Agent

Date

OWNERSHIP DISCLOSURE FORM LIMITED LIABILITY COMPANY (L.L.C.)

STATE OF ILLINOIS)	
) SS.	
I, Martin Gallaghar, being first duly sworn on oath depos	se and say that I am
PRESIDENT OF METER STORAGE ST CHARLES LLC , A DELAW	
Company (L.L.C.), and that the following persons are all of the members	of the said L.L.C.:
Fremont - Metro, L. L.C.	
By: Martin J. Gorlinglar , AZESIDENT	
Subscribed and Sworn before me this day of	
12 pril , 20 16.	"OFFICIAL SEAL" LISA M. REITENBACH
fice M. Reite Late Notary Public	Notary Public, State of Illinois My Commission Expires 10/13



Refer to: 1-19-16 Minutes 1-19-16
Page

City of St. Charles, Illinois

Ordinance No. 2016-Z-3

Motion to approve an Ordinance Amending Ordinance No. 1999-Z-11 (Bricher Commons PUD) and Granting Approval of a New Special Use for Planned Unit Development and PUD Preliminary Plan for Metro Storage, 2623 Lincoln Hwy.

Adopted by the
City Council
of the
City of St. Charles
January 19, 2016

Published in pamphlet form by authority of the City Council of the City of St. Charles, Kane and Du Page Counties, Illinois, January 25, 2016

City Clerk

TO SOPATET

(SEAL)

City of St. Charles, Illinois Ordinance No. 2016-Z-3

An Ordinance Amending Ordinance No. 1999-Z-11 (Bricher Commons PUD) and Granting Approval of a New Special Use for Planned Unit Development and PUD Preliminary Plan for Metro Storage, 2623 Lincoln Hwy.

WHEREAS, on or about October 22, 2015, Robert Heilman, representing Metro Storage, LLC, (the "Applicant"), filed a petition to establish a new Special Use for Planned Unit Development for the real estate commonly known as 2623 Lincoln Highway (IL Route 38) and described in Exhibit "A"; said Exhibit being attached hereto and made a part hereof, (the "Subject Property"); and,

WHEREAS, on or about August 2, 1999, the City Council passed and approved Ordinance No. 1999-Z-11 "An Ordinance Granting a Special Use as a Planned Unit Development (Bricher Commons PUD)" which ordinance approved a planned unit development named Bricher Commons PUD, of which the Subject Property is a part; and,

WHEREAS, from and after the date of passage and approval of this Ordinance, Ordinance No. 1999-Z-11 shall be null, void and of no further force or effect with respect to the Subject Property; and,

WHEREAS, on or about October 22, 2015, the Applicant also filed a petition for PUD Preliminary Plan for the Subject Property; and,

WHEREAS, Notice of Public Hearing on said petition for Special Use for Planned Unit Development was published on or about October 30, 2015 in a newspaper having general circulation within the City, to-wit, the Kane County Chronicle newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about November 17, 2015 on said petition in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, at said Public Hearing, the Applicant presented testimony in support of said petition and all interested parties had an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended approval of said Special Use for Planned Unit Development and PUD Preliminary Plan petitions on or about November 17, 2015; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said Special Use for Planned Unit Development and PUD Preliminary Plan petitions on or about December 14, 2015; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Planning & Development Committee and has considered the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

- 1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.
- 2. That passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's petitions and the evidence presented at the Public Hearing, the City Council hereby finds that the Special Use for Planned Unit Development is in the public interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit "B", which is attached hereto and incorporated herein.
- 3. That Special Use for Planned Unit Development heretofore granted with respect to the Subject Property by Ordinance No. 1999-Z-11 "An Ordinance Granting a Special Use as a Planned Unit Development (Bricher Commons PUD)" which ordinance approved a planned unit development, shall be null, void and of no further force or effect with respect to the Subject Property.
- 4. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, incorporated herein as Exhibit "C", such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community & Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code:
 - Preliminary Engineering Plan; Bono Consulting, Inc., dated 9/2/2015
 - Site Plan; Sullivan Goulette & Wilson, dated 1/17/2015
 - Floor Plans; Sullivan Goulette & Wilson, dated 11/11/2015
 - Landscape Plan; Wolff Landscape Architecture, dated 1/17/2016
 - Architectural Elevations; Sullivan Goulette & Wilson, dated 11/23/2015
 - Photometric Plan; Cartland & Kraus Engineering, LTD, not dated
 - Sign Plan; Adams Electric Signs, dated 12/29/2015
 - Preliminary Plat of Subdivision; Edward J. Molloy & Associates, LTD, dated 9/29/2015
- 5. The Subject Property shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended (except as specifically varied herein), and subject to the terms, conditions and restrictions set forth herein, as follows:
 - a. The Subject Property shall be subject to the requirements of the BR Regional Business Zoning District, as amended, and all other applicable requirements of the St. Charles Zoning Ordinance, as amended, except as specifically varied in the "PUD Deviations" attached hereto and incorporated herein as Exhibit "D".

- b. There shall be no outside storage on the Subject Property.
- c. Landscaping shall be provided along the west and south property lines as depicted on the PUD Preliminary Plan.
- d. Prior to the issuance of a building permit for the Subject Property, a Final Plat of Subdivision shall be submitted to the City for approval and shall be recorded, and said Final Plat shall provide a 60 ft. wide cross-access easement along the entire south property line of the subject property.
- e. Development of the lot shall include a 30 ft. wide paved access drive extending from the east to west property line of subject property, as depicted on the PUD Preliminary Plan.
- f. The properties adjacent to the south and west lines of the Subject Property shall not be subjected to any recapture for the roadway improvements installed on the Subject Property.
- g. A sidewalk shall be provided along Illinois Route 38 for the entire frontage of the subject property, subject to the review and approval of the Illinois Department of Transportation.
- 6. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of January, 2016.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of January, 2016.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of January, 2016.

Raymond P. Rogina, Mayor

Attest:

Nancy Garrison, City Clerk

Ordinance No. 2016-Z- ³ Page 4
Vote: Ayes: 8 Nays: 1 Absent: 0 Abstain: 1 Date:
APPROVED AS TO FORM:
City Attorney
DATE:

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST OUARTER OF SECTION 32, TOWNSHIP 40 NORTH. RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST OUARTER OF SECTION 32, SAID CORNER ALSO BEING THE FIRST SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FIRSTAR BANK OF GENEVA, SUCCESSOR TRUSTEE TO THE FIRST NATIONAL BANK OF GENEVA. AS TRUST NO. 2640 AS RECORDED IN DOCUMENT NO. 1884216. THENCE NORTH 00 DEGREES. 13 MINUTES. 06 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST OUARTER OF SAID SECTION OF SAID FIRSTAR TRUST LAND 1068.42 FEET TO THE NORTHWEST CORNER OF SAID FIRSTAR TRUST LAND, THENCE CONTINUING NORTH 00 DEGREES, 13 MINUTES, 06 SECONDS WEST ALONG SAID WEST LINE 993.28 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 38 (F.A. ROUTE 7) AS RECORDED IN DOCUMENT NO. 1032211: THENCE NORTH 87 DEGREES. 04 MINUTES. 03 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 507.84 FEET TO A POINT OF A CURVATURE. THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3448.02 FEET, CHORD BEARING NORTH 89 DEGREES, 54 MINUTES, 58 SECONDS EAST, 342.87 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 00 DEGREES, 13 MINUTES, 06 SECONDS EAST, 373.92 FEET, THENCE NORTH 88 DEGREES, 26 MINUTES, 35 SECONDS EAST, 291.38 FEET, THENCE NORTH 09 DEGREES, 09 MINUTES, 18 SECONDS EAST, 336.08 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE 38, THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3448.02 FEET 347.99 FEET SAID ARC HAVING A DELTA ANGLE OF 05 DEGREES. 46 MINUTES, 57 SECONDS TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

EXHIBIT "B"

CRITERIA FOR PLANNED UNIT DEVELOPMENTS

- i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:
 - 1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
 - 2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
 - 3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
 - 4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
 - 5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
 - 6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
 - 7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community.

Applicant proposes to develop the Lot with an approximately 101,232 square foot, 3-story, 783-unit self-storage facility and a storm water detention basin located on the west side of the Subject Property.

The proposed building will contain approximately 783 climate controlled storage units. Floors two and three will be accessed by two elevators adjacent to the two loading bays. Loading and unloading for the interior storage units will take place in the interior bays on the east and south sides of the building. The larger storage units located at the perimeter of the ground level will be accessed from their individual overhead access doors. The building's office will be conveniently located at the northeast corner of the building. The exterior of the building will be a complimentary palette of architectural masonry units, anodized aluminum and glass window units, and architectural metal panel systems.

Applicant has designed and located the building within a perimeter drive aisle. This site layout and building configuration provides efficient vehicle movement around the building and vehicle access to the ground-level loading bays and storage unit doors on each side of the building. Customers will have sufficient room to maneuver their car or small truck to the bays and doors. Emergency vehicles will have sufficient room to have access to all sides of the building. The drive aisle width permits vehicle movement around parked cars or small trucks that are loading or unloading at a ground floor storage unit.

Applicant will provide an extension of the perimeter road to the southwest corner of the Subject Property for future roadway connection to the properties to the west. Cross access

ingress and egress easements already exist along the southerly 30' of the Subject Property. The facility will be self-service: customers will drive their vehicle into the loading bay area, close the overhead door, and load or unload their belongings onto carts for transport of their goods and materials to their storage locker. New customers would park adjacent to the office and lease a unit. After leasing a unit, new customers would move their vehicle to one of the loading bays to unload their belongings.

Twelve parking spaces are located conveniently near the office. Applicant's experience operating comparably sized facilities in comparable suburban markets indicates that 12 parking spaces is more than sufficient to meet the parking needs of customers and employees. Applicant's comparable facilities experience approximately 4.5 vehicle trips per hour during peak times.

The western perimeter of the site will be a storm water detention basin. Landscaping will be installed along the site perimeter to establish a pleasing buffer in a natural arrangement. Building foundation landscaping is provided along the south elevation only, due to the number and location of storage unit exterior doors along the other three facades of the building.

- ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:
 - A. Conforming to the requirements would inhibit creative design that serves community goals, or
 - B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

Factors listed in Section 17:04.400.B shall be used to justify the relief from requirements:

- 1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public are, pedestrian and transit facilities.
- 2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
- 3. The PUD will provide superior landscaping, buffering or screening.
- 4. The buildings within the PUD offer high quality architectural design.
- 5. The PUD provides for energy efficient building and site design.
- 6. The PUD provides for the use of innovative stormwater management techniques.
- 7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.

- 8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
- 9. The PUD preserves historic buildings, sites or neighborhoods.

Applicant request the following "departures" or "relief" from the requirement that Applicant's PUD conform to the zoning and subdivision ordinances of the City of St. Charles:

- 1) Departure for Building Height. Applicant requests relief from Section 17.14.030 and Table 17.14-2 of the Municipal Code of the City of St. Charles. Table 17.14-2 states that the maximum building height in the BR zoning district is 40 ft. Applicant's proposed building is 40 ft. at the top of the roof, but the highest point of the parapet is approximately 47'-2". The varying height of the parapet is an element of the architectural façade articulation. The parapet is designed to add visual interest to the building and to conceal roof-top service equipment. The additional building height allows Applicant to provide sufficient floor height on the ground floor to accommodate the loading bays.
- 2) Departure for Building Foundation Landscaping. Applicant requests relief from Section 17.26.080 of the Municipal Code of the City of St. Charles. Pursuant to Section 17.26.080, the minimum width of planting beds for building foundation landscaping shall be eight feet (8') measured perpendicular to the building. Applicant proposes to eliminate the required 8' strip of building foundation landscaping.

Applicant proposes to eliminate the requirement of foundation landscaping entirely on the north, east and west elevations due to (i) the presence of loading bays and overhead access doors for ground-floor storage units and (ii) the vehicle access driveway around the perimeter of the building. Perimeter site circulation and direct access to ground-level storage units is essential to business operations and customer needs.

Applicant proposes planting beds and trees along the south building foundation where there are no planned storage unit overhead access doors on either side of the loading bay. The landscape plan provides screening from the public roads and private drives. Landscape planting beds for trees and shrubs will be provided along the north and east perimeter of the Subject Property. Trees will be provided along the south property line to separate the building and southerly roadway from future development on the adjacent properties to the south.

3) Departure for Off-Street Parking. Applicant requests relief from Section 17.24.140 and Table 17.24-3 of the Municipal Code of the City of St. Charles. Pursuant to Table 17.24-3, a Mini-Warehouse use requires one (1) off-street parking space for every ten (10) storage units.

Applicant proposes approximately 783 storage units and 12 off-street parking spaces (eleven plus one handicap accessible parking space) located near the office area at the northeast corner of the building. Applicant operates over 85 locations in the Chicago

metro area and nationally and its experience with facilities of this size in comparable market areas indicates the proposed 12 parking spaces will provide more than sufficient parking for customers and employees. On average, there will be approximately 1.5 staff person on site per day. The average number of customer trip generations for a self-storage facility of this size is approximately 4.5 vehicle trips per hour. Applicant has provided adequate parking and loading to meet its anticipated customer demand, and by limiting the parking area to 12 parking spaces has avoided making the parking area a prominent feature of the facility.

- 4) Departure for Articulation of Building Facade. Applicant requests relief from Sections 17.06.030.A.1 and 17.06.30.A.2 of the Municipal Code of the City of St. Charles. The facade articulation for the proposed self-storage facility does not incorporate wall projections or recesses a minimum of three feet in depth over 20% of the facade. Additionally, less than 50% of the facade of the building is comprised of architectural features such as doors, windows, awning or entryways. Although these building facade articulation standards are not met, the building does provide extensive architectural articulation on all facades through the use of a complimentary palette of architectural masonry units, anodized aluminum and glass window units, and architectural metal panel systems. The building design includes features that add identity and architectural interest, including belt courses of varying materials, textures and colors. This articulation reduces the apparent bulk of the building and identifies the main entry and sales areas.
- 5) Additional Departures. Applicant requests all additional departures or relief as may be subsequently identified as necessary to comport Applicant's site plan, elevations, engineering drawings, plat of subdivision and other submission materials and specifications to all applicable codes and ordinances of the City of St. Charles.
- iii. The proposed PUD conforms with the standards applicable to Special uses (section 17.04.330.C.0):
 - A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The public convenience will be served by the easily accessible, modern and secure self-storage facility.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

Adequate electric, water and sanitary sewer utilities exist to service the lowimpact self-storage facility. Adequate access and access rights exist from Lincoln Highway and the adjacent private drive. Applicant's stormwater drainage facilities will adhere to applicable codes and ordinances. C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

Applicants proposed Planned Unit Development would remove the subject property from the Bricher Commons PUD established in 1999. The subject property has remained undeveloped. The proposed PUD will not be injurious to the surrounding community and will encourage further property and economic development of the remaining undeveloped portions of the Bricher Commons PUD.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed development is consistent with the underlying BR zoning district and with the City's 2013 Comprehensive Plan designation of the subject property as appropriate for "Corridor/Regional Commercial" development. The proposed development is consistent with the existing commercial development within the Bricher Commons PUD. The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding properties.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Applicant's proposed PUD will not endanger the health, welfare, or safety of the surrounding area given that Applicant's proposed mini-warehouse use is consistent with, and permissible in, the underlying BR zoning district and will provide a benefit to the surrounding community.

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

Applicant will adhere to all applicable codes and regulations except as may be varied pursuant to a Special Use for PUD.

iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.

Applicant is developing an undeveloped portion of an existing PUD established in 1999. The new PUD will provide a modern, Class "A" 3 story mini-warehouse self-storage facility to provide accessible and secure storage options for the surrounding communities.

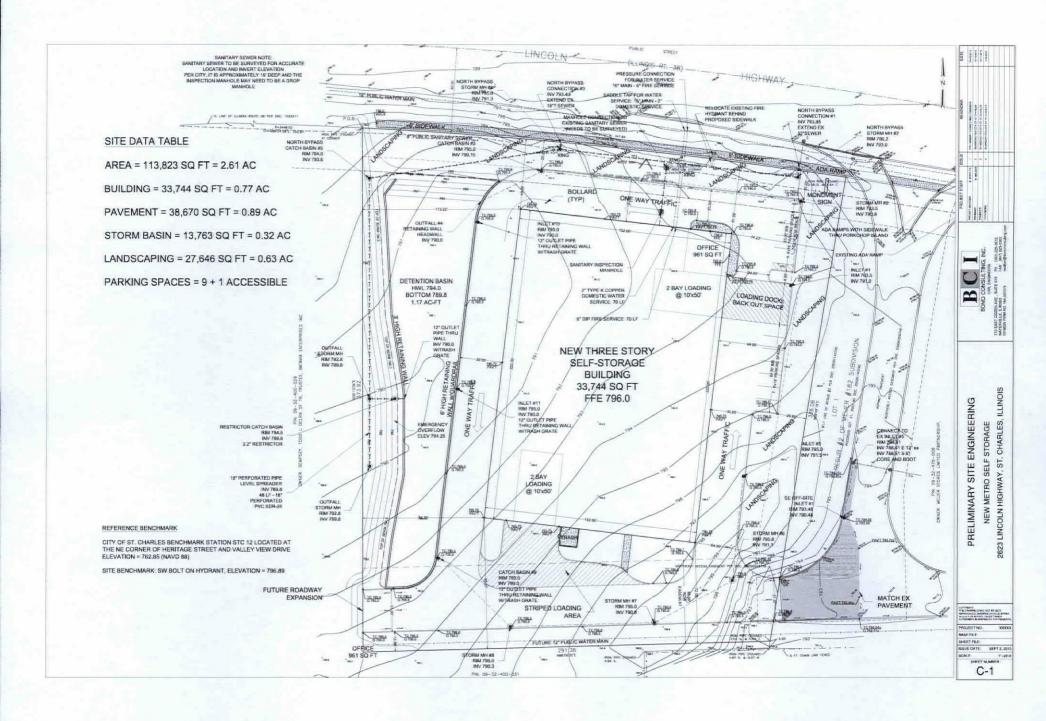
This new development will increase tax revenue for the City of St. Charles and will encourage further economic development in the vicinity.

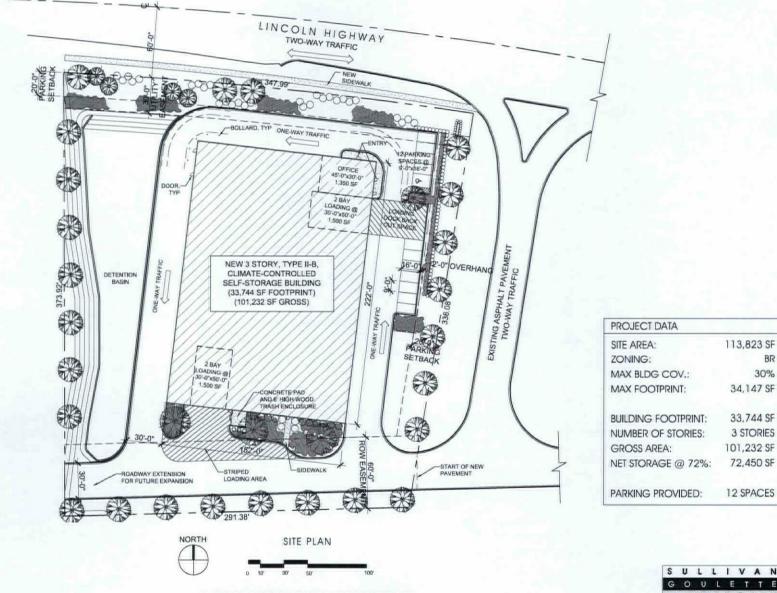
v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.

The City's 2013 Comprehensive Plan designates the subject property within the "Corridor/Regional Commercial" land use category. Pursuant to the Comprehensive Plan, areas designated as Corridor/Regional Commercial are intended to accommodate developments that serve a regional function, drawing on a customer base that extends beyond the City limits. Commercial service uses can have an appropriate place in corridor/regional commercial areas when they are compatible with adjacent and nearby retail and commercial shopping areas and where they are located as to not occupy prime retail locations. The self-storage facility has a regional service function as it will provide a much-needed service for the surrounding communities. The subject property is only a small 2.6 acre portion of the much larger undeveloped Bricher Commons commercial PUD.

EXHIBIT "C"

PUD PRELIMINARY PLAN (17 pages)



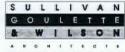


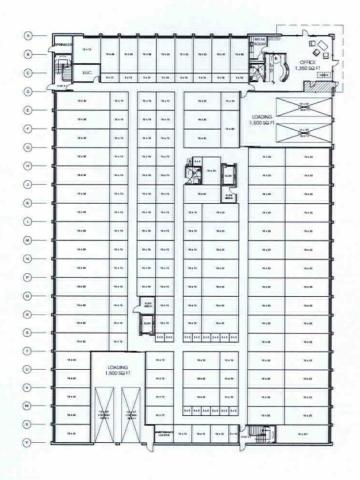
METRO STORAGE

JANUARY 17, 2015

2623 LINCOLN HIGHWAY

ST. CHARLES, ILLINOIS









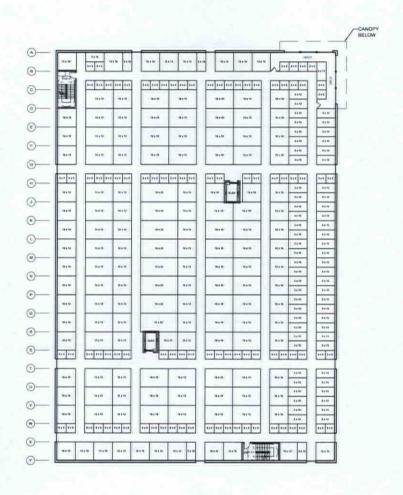
2623 LINCOLN HIGHWAY

ST. CHARLES, ILLINOIS



NOVEMBER 11, 2015







SECOND FLOOR PLAN



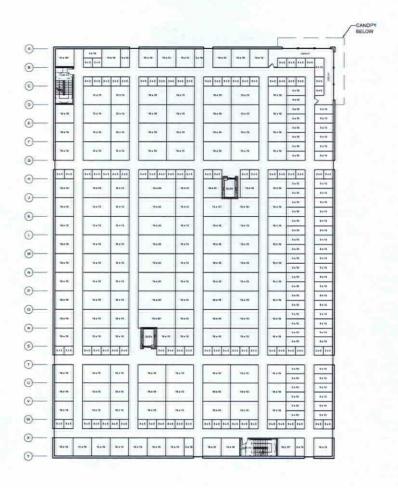
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ST. CHARLES, ILLINOIS



NOVEMBER 11, 2015









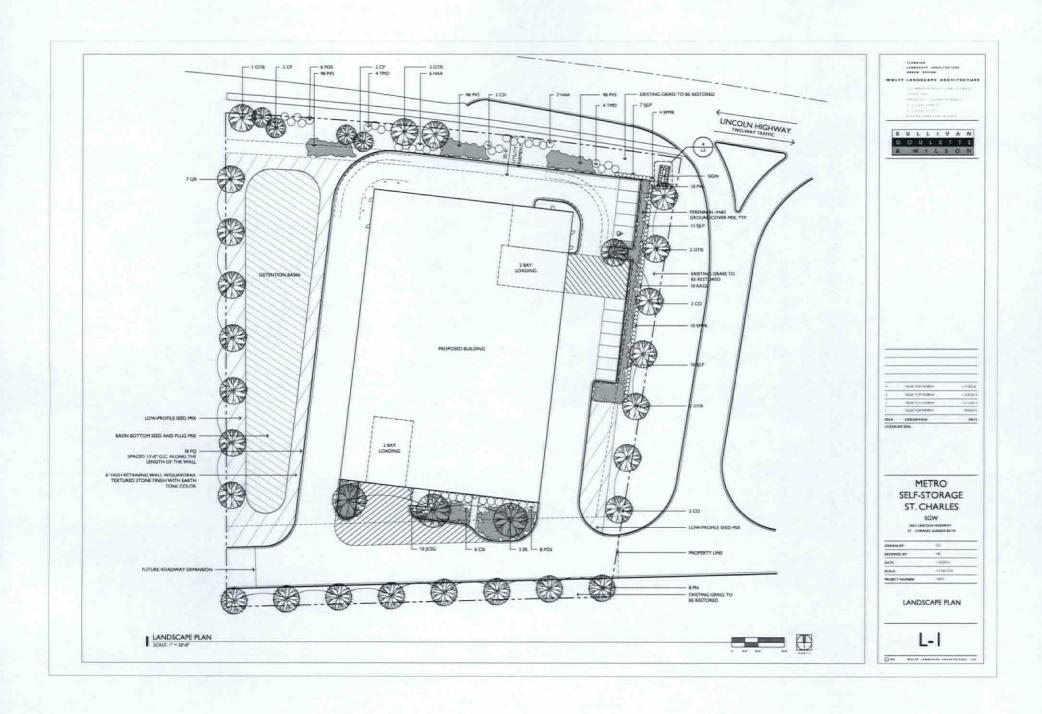
2623 LINCOLN HIGHWAY

ST. CHARLES, ILLINOIS



NOVEMBER 11, 2015





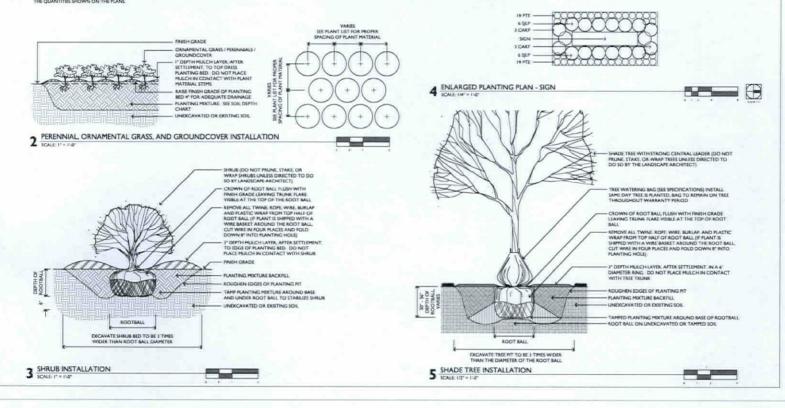
	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HIT	SPRD	ROOT	REMARKS
40	GTIS	GLEDITSIA TRIACANTHOS VAR. INEAMIS SKYLINE	SKYLINE HONEYLOCUST	7	3*	- 7	1.00	846	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	QB	QUERCUS BICOLOR	SWAMP WHITE DAK	7),	7"	-	SAS	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY, SPRING DIG ONLY
	SK	SYRINGA RETICULATA	JAPANESE TREE LILAC	1	3*	- 7	-	BAB	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
KEES	CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	-4	31	. 71	540	SAS	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
-	CF	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	4	31	F	190	586	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	PN	PINUS NIGRA	AUSTRIAN PINE		3"			345	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
AND	JCSG	JUNIPERIUS CHINENSIS SEA GREEN	SEA GREEN JUNIPER	20		301	-	#5	1'-0" ON CENTER
	HAA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANABELLE SMOOTH HYDRANGEA	13		347	06	85	4'40' ON CENTER
2 2 2	RAGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	10		30°	34°	CONT	SEE PLANS FOR SPACING
を発音	CSI	CORNUS SERICEA ISANTI	ISANTI REDOSIER DOGWOOD	. 9		160	-	as.	SEE PLANS FOR SPACING
写筆せ	POS	PHYSOCARPUS OPULIFOLIUS SEWARD'	SUMMER WINE NINEBARK	14		36"		115	SEE PLANS FOR SPACING
222	PVS	PANICUM VIRGATUM SHENANDOAH	SHENANDOAH SWITCH GRASS	294		-24"	(49)	83	2-6" ON CENTER
DECIDIOUS AND EVERCREEN SHILLES, A CHNAMENTAL GRAS	SILP	SPIRAEA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS JAPANESE SPIREA	32		30*	181	83	1-6" ON CENTER
	SPHIC	SYRINGA PATULA PHIS KIPT	MISS KIM MANCHURIAN LILAC	14		16"	36"	HAB	#40" ON CENTER
S. S.	TMD	TAXUS X MEDIA 'DENSIFORMS'	DENSE YEW	¥		36"	36°	dati	4'40" ON CENTER
	HSPP	HEMEROCALLIS MIX	DAY LILY MIX (20% OF 5 SPECIES)					#1	1'4" ON CENTER
무료	NE	NEPETA X FAASSENII	CATMINT	-		- 25		361	2'-0" ON CENTER
S AND VER HIX	ACP	ASTILBE CHINENSIS 'PLIMILA'	PUMILA CHINESE DWAAF ASTILBE			9-	761	-811	I'4" ON CENTER
₹8	HRS	HOSTA ROYAL STANDARD	AGYAL STANDARD HOSTA	1.0			0.50	M3	2'-0" ON CENTER
PERENNALS	LD.	LIGULARIA DENTATA	BIG LEAF LIGULARIA					112	3'-0" ON CENTER
	EFC	EUONYMUS FORTUNEI COLORATUS	PURPLE LEAF WINTERCREEPER	4		*)	7.A.	QT	1'-0" ON CENTER
	PTE	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	(4)		- 20	(8)	QT	I'-0" ON CENTER
	PO	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	4				863	SEE PLAN FOR SPACING

I. THE PLANT LET S PROVIDED FOR INFORMATION CRAY FLANT CONTRACTOR TO INFORMATION CRAY FLANT CRAY FLANT CRAY CRAY FLANT CRAY FLA

WOLFF LANDSCAPE ARCHITECTURE

SULLIVAN GOULETTE A WILSON

SAMPLE PLANT LIST
NOTE: QUANTITIES ON THE RANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.



METRO SELF-STORAGE ST. CHARLES

SHETGRAWN

DATE

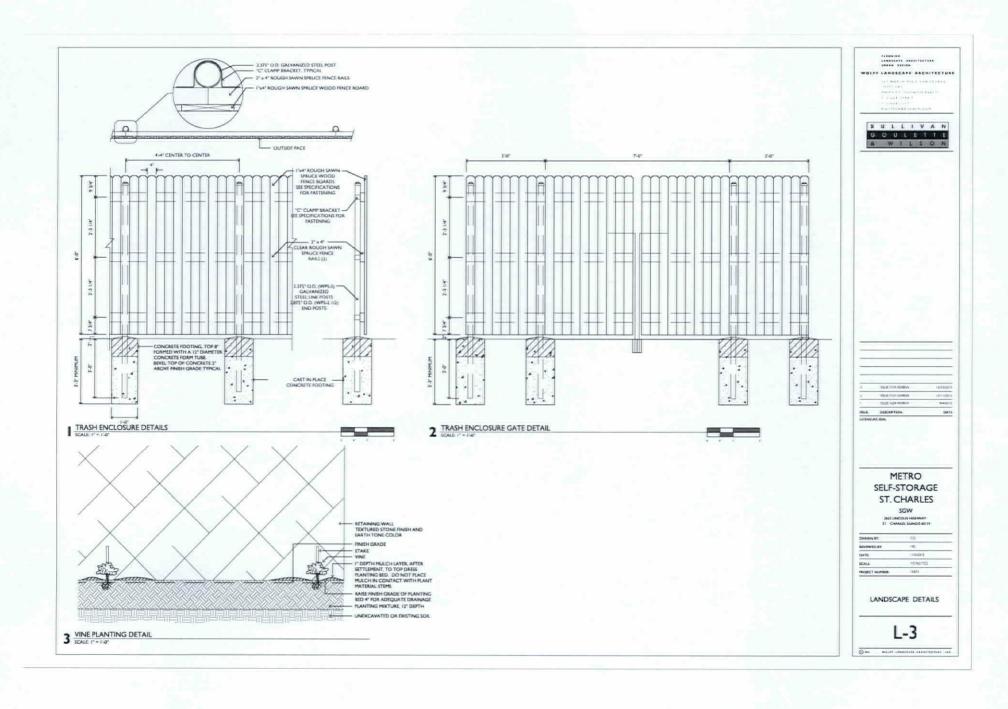
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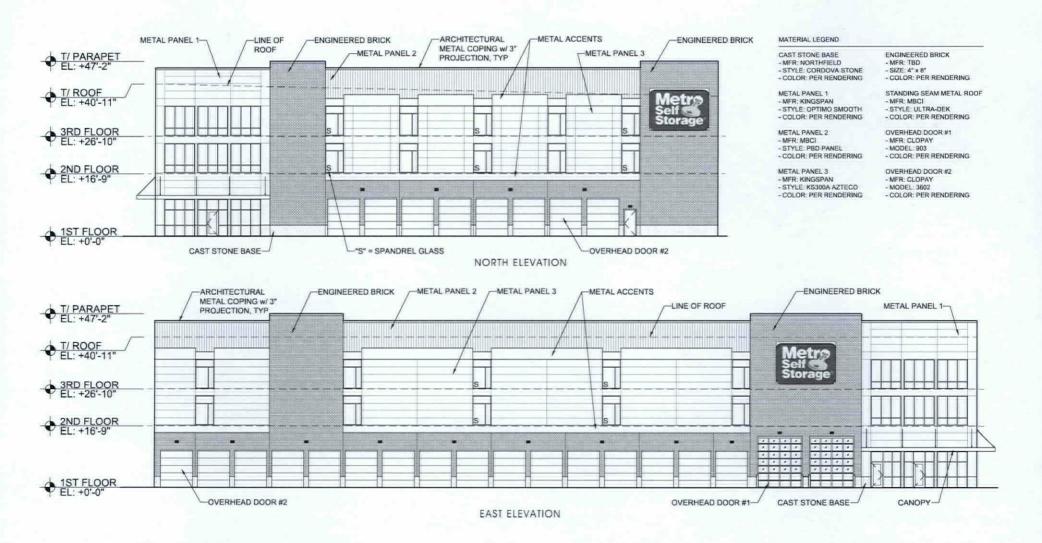
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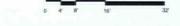
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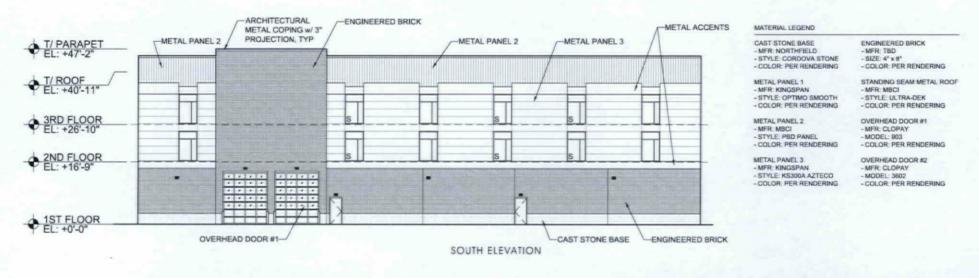


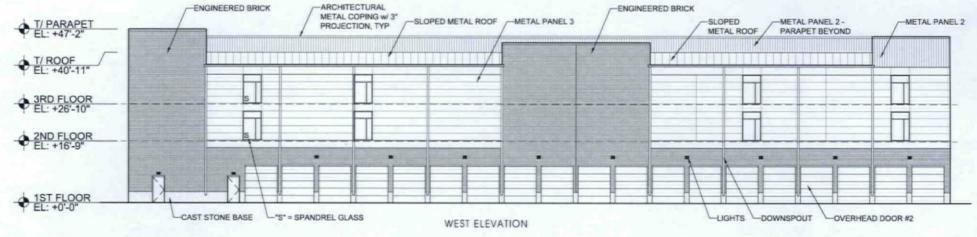
2623 LINCOLN HIGHWAY
ST. CHARLES, ILLINOIS



NOVEMBER 23, 2015







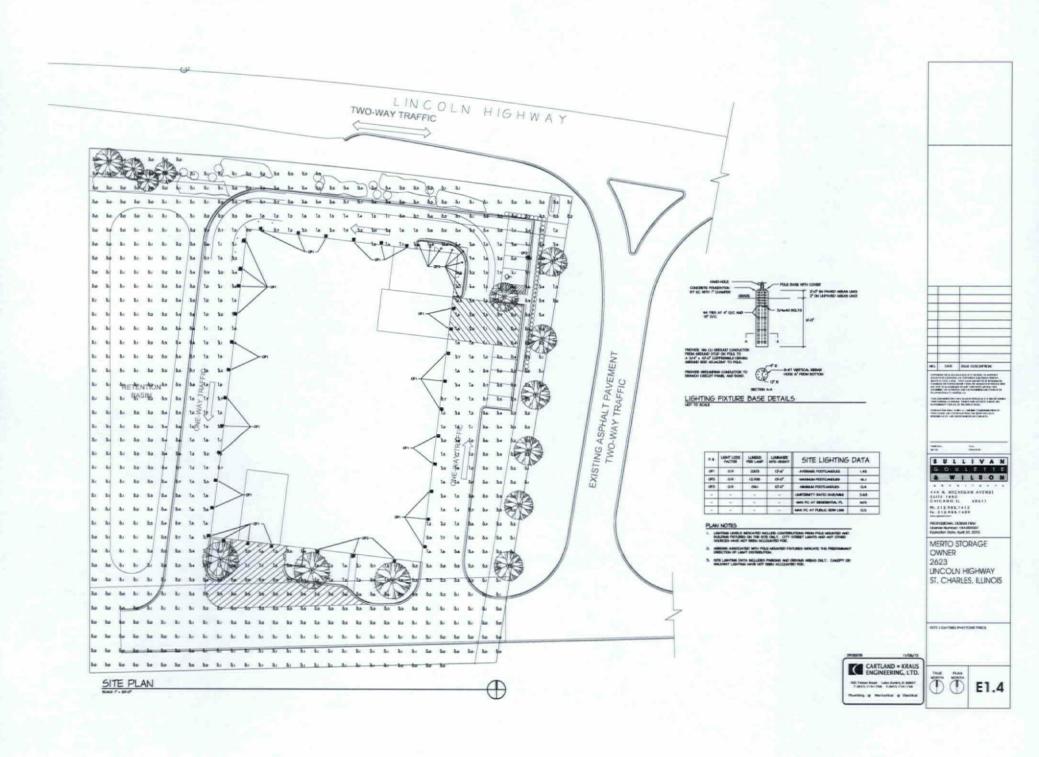


METRO STORAGE

NOVEMBER 23, 2015

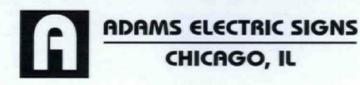
2623 LINCOLN HIGHWAY
ST. CHARLES, ILLINOIS



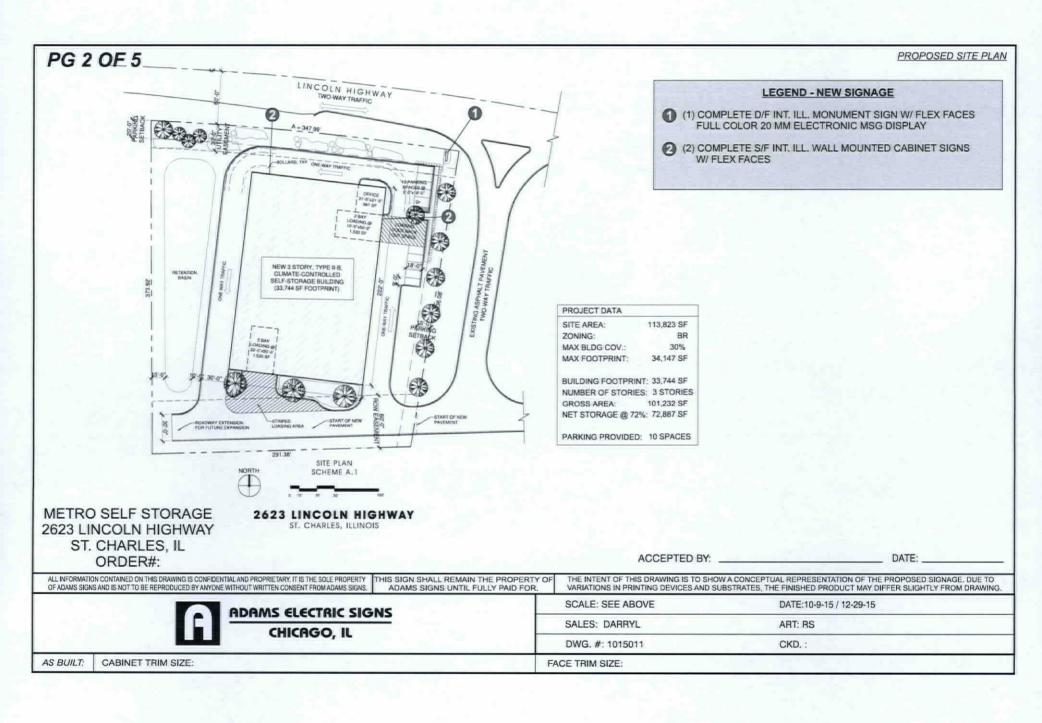


Metro Self Storage metrostorage.com

2623 LINCOLN HIGHWAY, ST. CHARLES, IL



PG 1 OF 5



PG 3 OF 5 Complete D/F Int. III. Monument Sign w/ Flex Faces D/F Full Color 20 Mm Electronic Message Display 7'-0 1/2' 1'-6" (1) COMPLETE D/F INTERNALLY ILLUMINATED CABINET SIGN WITH FLEX FACES. FIRST SURFACE VINYL DECORATION. THE CABINET IS TO HAVE RADIUS CORNERS. THE RETAINER IS FIGURED FOR 2". THE CABINET DEPTH IS TO BE 1'-6". THE SIGN IS TO BE CENTER POLE MOUNTED WITH AN ALUMINUM POLE COVER. THE POLE COVER IS TO HAVE BRICK VENEER APPLIED. THE POLE COVER IS TO HAVE A SET OF 1/4" THICK FLAT CUT OUT ALUMINUM LETTERS STUD MOUNTED TO EACH FACE SIDE. THE SIGN IS TO HAVE A FABRICATED ALUMINUM TOPPER PAINTED TOP MATCH ARCHITECTURE. THE SIGN IS TO INCLUDE A FULL COLOR 20 MM ELECTRONIC MESSAGE DISPLAY, 2'-0" +/- DEPTH, THE SIGN IS TO BE UL LISTED WITH A SERVICE SWITCH INSTALLED. ■ CABINET: 3630-76 HOLLY GREEN (PMS 357) FACE BKGD: 3630-76 HOLLY GREEN PHONE: 3630-125 GOLDEN YELLOW EIC KEY LOGO: 3630-125 GOLDEN YELLOW, WHITE BALANCE OF COPY: WHITE 0'-2" ØREVEAL: TBD **⊠POLE COVER: BRICK VENEER TBD** M POLE COVER CAP: TBD 0'-3 7'-0" 2'-0" 57.51 SQ. FT. METRO SELF STORAGE 2623 LINCOLN HIGHWAY ST. CHARLES, IL ORDER#: ALL INFORMATION CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND PROPRIETARY, IT IS THE SOLE PROPERTY THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE, DUE TO THIS SIGN SHALL REMAIN THE PROPERTY OF VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING. OF ADAMS SIGNS AND IS NOT TO BE REPRODUCED BY ANYONE WITHOUT WRITTEN CONSENT FROM ADAMS SIGNS. ADAMS SIGNS UNTIL FULLY PAID FOR. SCALE: 1:20 DATE:10-9-15 / 12-29-15 ADAMS ELECTRIC SIGNS SALES: DARRYL ART: RS CHICAGO, IL DWG. #: 1015011 CKD. : AS BUILT: CABINET TRIM SIZE: FACE TRIM SIZE:

PG 4 OF 5

(2) Complete S/F Int. III. Wall Mounted Cabinet Signs w/ Flex Faces



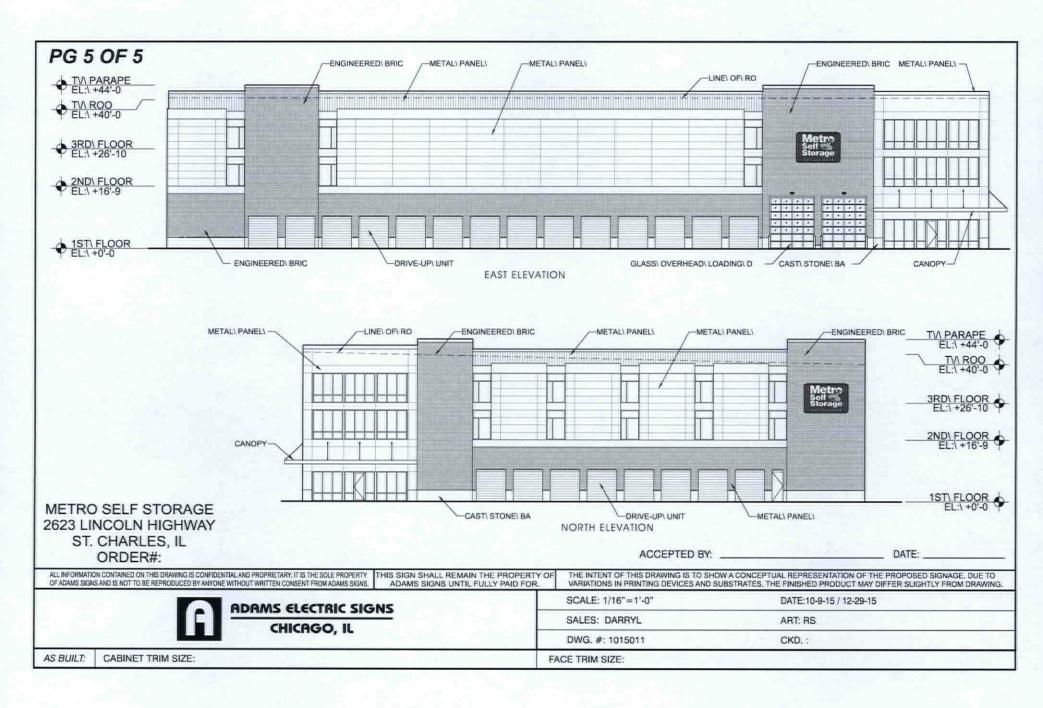
(2) COMPLETE S/F INTERNALLY ILLUMINATED CABINET SIGN WITH FLEX FACE. FIRST SURFACE VINYL DECORATION, THE CABINET IS TO HAVE RADIUS CORNERS. THE RETAINER IS FIGURED FOR 4". THE CABINET DEPTH IS TO BE 1'-6". THE SIGNS ARE TO BE FLUSH MOUNTED TO WALL. FLUORESCENT LAMP ILLUMINATION. THE SIGN IS TO BE UL LISTED WITH A SERVICE SWITCH INSTALLED.

- COLORS: CABINET: 3630-76 HOLLY GREEN (PMS 357)
- FACE BKGD: 3630-76 HOLLY GREEN
- PHONE: 3630-125 GOLDEN YELLOW MC KEY LOGO: 3630-125 GOLDEN YELLOW, WHITE
- ☐ BALANCE OF COPY: WHITE

99 SQ. FT.

METRO SELF STORAGE 2623 LINCOLN HIGHWAY

ST. CHARLES, IL ORDER#:	ACCEPTED BY: DATE:
ALL INFORMATION CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND PROPRIETARY, IT IS THE SOLE PROPERTY OF ADAMS SIGNS AND IS NOT TO BE REPRODUCED BY ANYONE WITHOUT WRITTEN CONSENT FROM ADAMS SIGNS. THIS SIGN SHALL REMAIN THE PROPE ADAMS SIGNS UNTIL FULLY PAID F	
ADAMS ELECTRIC SIGNS	SCALE: 1/2"=1'-0" DATE:10-9-15 / 12-29-15
CHICAGO, IL	SALES: DARRYL ART: RS
Chichoo, ic	DWG. #: 1015011 CKD. :
AS BUILT: CABINET TRIM SIZE:	FACE TRIM SIZE:



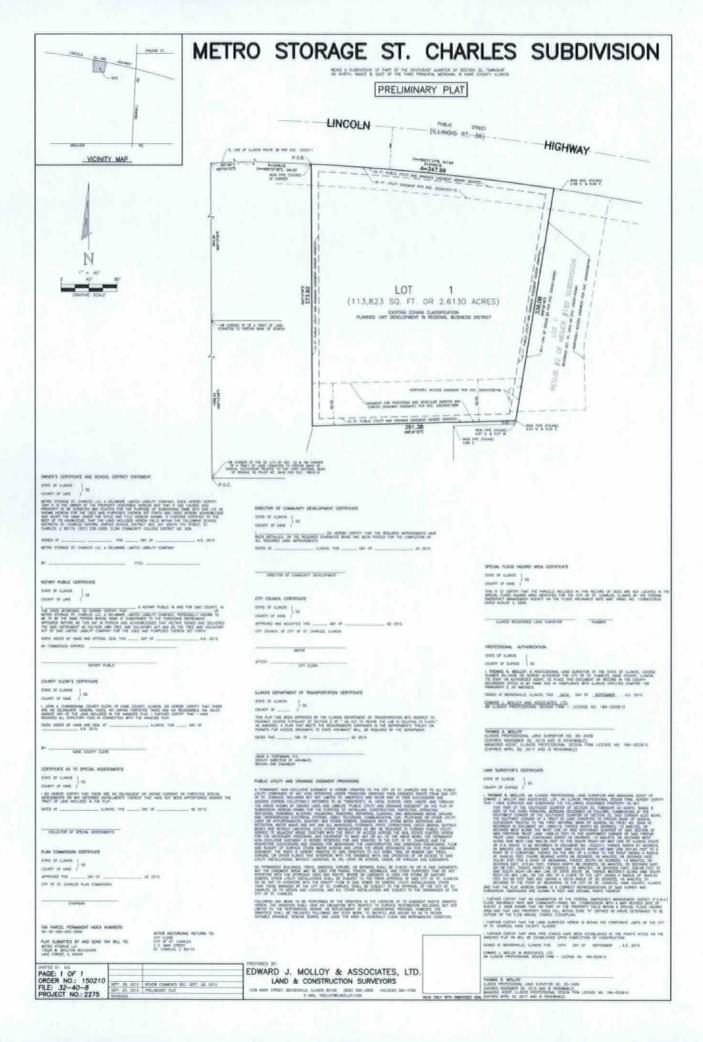


EXHIBIT "D"

PUD DEVIATIONS

Table 17.14-2 Business	and Mixed Use Districts Bulk Regulations - BR District						
Maximum Building Height	47 ft. 2 in. for the proposed Metro Storage facility, provided the building design conforms to the PUD Preliminary Plan.						
Table 17.24-3 Required Off-Street Parking							
Parking Requirement for "Mini-Warehouse" Use Deviation granted for the proposed Metro Storage facility, at 1 parking sper 65.25 self-storage units.							
Chapter 17.26 - Lands	caping and Screening						
Building Foundation Section 17.26.080	Building foundation landscaping shall be required only on the south side of the proposed Metro Storage building, provided the landscaping conforms to the PUD Preliminary Plan.						
Retaining Walls Section 17.26.110	The retaining wall for the detention area on the west side of the property will be over four (4) feet in height, but shall not be required to provide a terrace or stepping back of the wall to allow for a planting area. However, textured stone in an earth tone must be used for the retaining wall, and climbing vines must be planted to provide screening of the west wall.						
Section 17.06.030 Design	gn Review Standards and Guidelines – BR District						
Projections/Recesses Section 17.06.030.A.1	Three foot wall projections and/or recesses covering at least 20% of facades over 100 ft. in length shall not be required, provided the building design conforms to the PUD Preliminary Plan.						
Architectural Features Section 17.06.030.A.2	Architectural features such as arcades, arbors, windows, doors, entryways or awnings, shall not be required to cover 50% of the façade, provided the building design conforms to the PUD Preliminary Plan.						

State of Illinois)	
)	SS.
Counties of Kane and DuPage)	

Certificate

I, NANCY GARRISON, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on January 19, 2016, the Corporate Authorities of such municipality passed and approved Ordinance No. 2016-Z-3, entitled

"Motion to approve an Ordinance Amending Ordinance No. 1999-Z-11 (Bricher Commons PUD) and Granting Approval of a New Special Use for Planned Unit Development and PUD Preliminary Plan for Metro Storage, 2623 Lincoln Hwy."

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2016-Z-3, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on January 25, 2016, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 19th day of January, 2016.

Municipal Clerk