



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Plan Commission recommendation to approve an Amendment to Special Use for PUD and PUD Preliminary Plan for 2623 Lincoln Hwy., Metro Storage (Bricher Commons PUD) and direct staff to schedule a public hearing for an amendment to the Bricher Commons Annexation Agreement
Presenter:	Ellen Johnson

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – (12/14/15)		City Council
	Public Hearing		

Estimated Cost:	N/A	Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

Executive Summary:

The subject property is a 2.6 acre vacant parcel located on Lincoln Hwy., west of Meijer. The property is part of the Bricher Commons PUD. Bob Heilman of Metro Storage, LLC, applicant, is proposing to construct a Metro Self-Storage facility on the property. The applicant is proposing to amend the Bricher Commons PUD to add “Mini-Storage” as a permitted use on the property, and to establish new development standards for the property. The proposal includes construction of a three-story, 101,232 sf self-storage facility with 783 self-storage units.

Plan Commission Recommendation

The Plan Commission held a public hearing on the Special Use for a PUD Amendment on 11/17/15. The Plan Commission recommended approval based on findings, upon resolution of outstanding staff comments, by a vote of 5-1, with the following conditions:

1. That the applicant work with staff to add additional architectural features on all sides of the building.
2. That additional articulation/softening be incorporated on the 6 ft. side (west facing side) of the retaining wall.

The applicant has revised the plans in response to these conditions. Windows have been added on all four sides of the building, along with additional accent materials on the east, south, and west sides, in order to provide a consistent level of articulation on all four sides.

The applicant has indicated that textured concrete in an earth tone will be used for the retaining wall, and climbing vines will also be added on the west facing side.

Annexation Agreement

The property is subject to an annexation agreement. The annexation agreement has the existing PUD ordinance for the property attached as an exhibit; therefore the agreement must be amended in order for the City to approve the zoning applications. The amendment to the annexation agreement is outside the purview of the Plan Commission.

Amending the annexation agreement is an independent City Council consideration in addition to the PUD amendment. Following a recommendation from the Committee, staff will proceed with scheduling a public hearing for an annexation agreement amendment. The Council has discretion to approve or deny the annexation agreement amendment.

Attachments: *(please list)*

Plan Commission Resolution, Staff Report, Application for Special Use, Application for PUD Preliminary Plan

Recommendation / Suggested Action *(briefly explain):*

Plan Commission recommendation to approve an Amendment to Special Use for PUD and PUD Preliminary Plan for 2623 Lincoln Hwy., Metro Storage (Bricher Commons PUD) and recommendation to direct staff to schedule a public hearing for an amendment to the Bricher Commons Annexation Agreement.

For office use only:

Agenda Item Number: 4b

City of St. Charles, Illinois
Plan Commission Resolution No. 23-2015

**A Resolution Recommending Approval of an Application for Special Use for
Planned Unit Development and PUD Preliminary Plan for Metro Storage, 2623
Lincoln Highway (Metro Storage, LLC)**

Passed by Plan Commission November 17, 2015

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Special Uses; and

WHEREAS, the Plan Commission held a public hearing and has reviewed the petitions for a Special Use for PUD and PUD Preliminary Plan for Metro Storage, 2623 Lincoln Highway (Metro Storage, LLC) and;

WHEREAS, in accordance with Section 17.04.410.D.3, the Plan Commission finds the Special Use for PUD and PUD Preliminary Plan to be in the public interest based on the following criteria for Planned Unit Developments:

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A.

See the attached Applicant's Rider to Applications for Development Approvals.

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.

See the attached Applicant's Rider to Applications for Development Approvals.

iii. The proposed PUD conforms with the standards applicable to Special Uses (Section 17.04.330.C.2):

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

Resolution 23-2015

As outlined In Applicant's Rider to Application for Development Approvals (incorporated herein), the public convenience will be served by the easily accessible, modern and secure self-storage facility. See also Rider to Applications for Development Approvals, incorporated herein.

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 low-impact 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. See also Rider to Applications for Development Approvals, incorporated herein.

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.

Applicant's 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. See also Rider for Applications to Development Approvals, Incorporated herein.

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. See also Rider to Application for Development Approvals.

Resolution 23-2015

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. See also departures set forth in Applicant's Rider to Application for Development Approvals.

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. Applicant hereby incorporates the Rider to Application for Development Approvals.

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 intend 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.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a Special Use for PUD and PUD Preliminary Plan for Metro Storage, 2623 Lincoln Highway (Metro Storage, LLC), based upon the above Criteria for Planned Unit Developments, and continent upon:

1. Resolution of all staff comments prior to City Council action
2. The applicant making a good faith effort to work with staff to add additional architectural features on all sides of the building.

Roll Call Vote

Ayes: Wallace, Kessler, Frio, Pretz, Doyle
Nays: Spruth
Absent: Holderfield, Schuetz, Macklin-Purdy

Resolution 23-2015

Motion carried: 5-1

PASSED, this 17th day of November 2015.



Chairman
St. Charles Plan Commission

Community and Economic Development
 Planning Division

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



Staff Report

TO: Chairman Todd Bancroft
 And the Members of the Planning & Development Committee

FROM: Ellen Johnson, Planner

RE: Amendment to Special Use for PUD and PUD Preliminary Plan for Metro Storage, 2623 Lincoln Hwy.

DATE: December 8, 2015

I. APPLICATION INFORMATION:

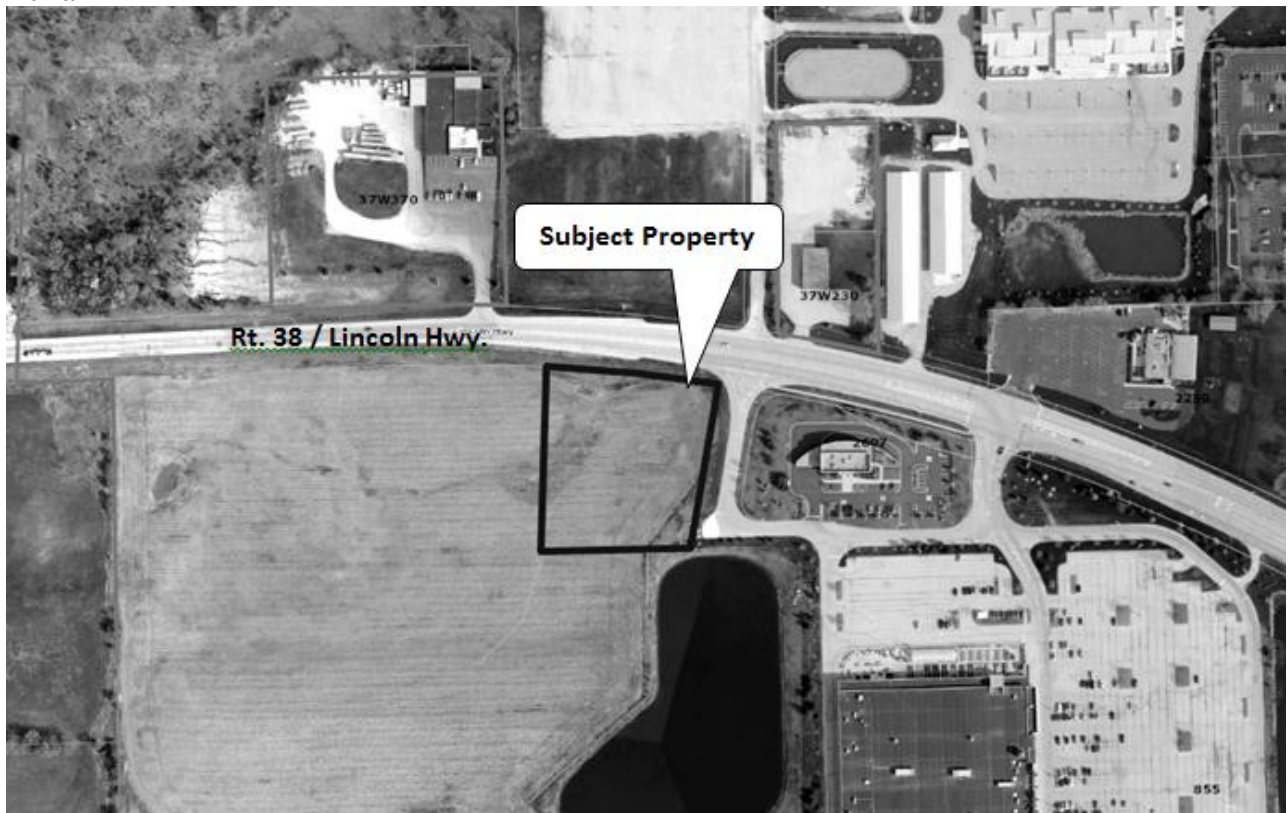
Project Name: Metro Storage – 2623 Lincoln Hwy.

Applicant: Robert Heilman, Metro Storage LLC

Purpose: Construct a self-storage facility.

General Information:		
Site Information		
Location	2623 Lincoln Hwy. (Rt. 38) (northwest of Meijer, directly west of MB Financial Bank)	
Acres	2.613 acres	
Applications	Special Use for PUD (Amendment) PUD Preliminary Plan	
Applicable Zoning Code Sections and PUD Ordinance	Ch. 17.06 Design Review Standards & Guidelines Ch. 17.14 Business and Mixed Use Districts Ch. 17.24 Off-Street Parking, Loading & Access Ch. 17.26 Landscaping and Screening Title 17 Subdivisions and Land Improvement Ordinance 1999-Z-11 “An Ordinance Granting a Special Use as a Planned Unit Development (Bricher Commons 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		

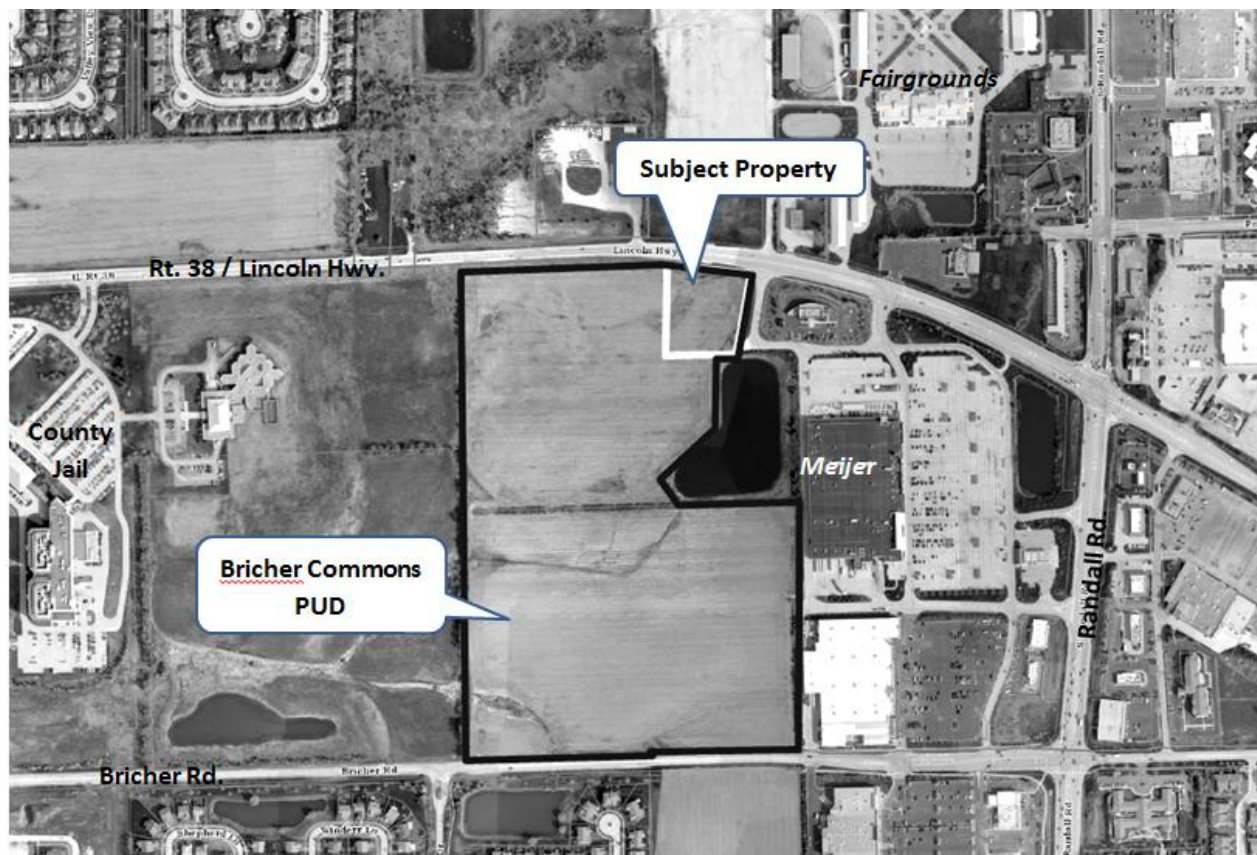
Aerial



Zoning



Location



II. OVERVIEW

A. PROPERTY HISTORY

The subject property is a 2.6 acre vacant parcel located on Lincoln Hwy/ Rt. 38 west of Meijer. The property is part of the Bricher Commons PUD. Development of Bricher Commons was initially approved under Ordinance No. 1999-Z-11 “An Ordinance Granting a Special Use as a Planned Unit Development (Bricher Commons PUD)”. The subject property and generally the northern part of Bricher Commons was identified for retail/service development, while the southern portion was generally identified for office/research use.

In 2006, the Bricher Commons PUD was amended to allow for residential development generally in the middle to southern portion of the property and commercial uses fronting Rt. 38. A concept site layout was included in this ordinance (see attached). The subject property was left out of this PUD amendment because at the time, the property was under separate ownership and it was generally understood that a commercial use would be built on the property. The subject property is currently only subject to the 1999 PUD ordinance.

B. PROPOSAL

Robert Heilman of Metro Storage LLC is proposing to construct a Metro Self-Storage facility on the subject property. The applicant is also proposing to establish new PUD development standards for the property.

The proposal includes the following:

- Construct a three-story, 101,232 sf self-storage facility with 783 self-storage units.

- Landscaping along the street frontages and the southern property line.
- New freestanding sign.
- Subdivision (the property has never been formally subdivided).

The following Zoning Applications have been submitted in support of this project:

1. **Special Use for PUD** to amend the Bricher Commons PUD ordinance to replace it with a new PUD ordinance for the subject property, in order to permit the “Mini-Storage” use and establish unique development standards for development of the property.
2. **PUD Preliminary Plan** to approve preliminary engineering plans, landscape plan, architectural elevations, and preliminary plat of subdivision for development of the property.

III. ANALYSIS

The applicant is proposing to create new PUD development standards for the subject property. Therefore, staff has performed an analysis of the submitted PUD Preliminary Plan to identify compatibility with the Zoning Ordinance, Title 17 of City Code.

A. PROPOSED USE

“Mini-Warehouse” is defined in the Zoning Ordinance as, “A structure or group of structures used for the purpose of renting or leasing individual storage spaces to different tenants who are to have access to such spaces for the purpose of storage and removing property.” The proposed self-storage facility meets this definition.

Mini-Warehouse is a permitted use in the BR Regional Business zoning district, which is the underlying zoning district of the subject property. The 1999 Bricher Commons PUD ordinance does not include Mini-Warehouse as a permitted use. The applicant is requesting approval of including Mini-Warehouse as a permitted use on the subject property.

B. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Corridor/Regional Commercial”. The plan states (p.39):

“Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drawing on a customer base that extends beyond the City limits. These areas often have a mix of “big box” stores, national retailers, and a “critical mass” of multiple stores and large shared parking areas. Areas designated for corridor/regional commercial are located primarily in larger consolidated areas along the City’s heavily traveled corridors and intersections. Commercial service uses can also have an appropriate place in corridor/regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations.”

The Bricher Commons PUD property is identified as a “Catalyst Site” within the West Gateway Subarea. The plan states (p. 97):

“Situated between the Meijer on Randall Road and the Kane County Government Center is a 55-acre site known as Bricher Commons. Portions of the site have excellent visibility and frontage to Lincoln Highway, however not all of the site can capitalize on the visibility and access that IL Route 38 provides. The northern areas of the site should develop with commercial uses fronting

Lincoln Highway with either multifamily, single-family attached, or offices and commercial services, in the rear and interior of the site.”

C. ZONING STANDARDS

The table below compares the submitted plans with the requirements of the BR zoning district only. Current PUD requirements are not included due to the applicant’s request to create new PUD standards for the subject property. Deviations from the Zoning Ordinance requirements that are requested as part of the proposal are indicated in ***bold italics***.

Category	Zoning Ordinance Standard (BR District)	Proposed
Min. Lot Area	1 acre	2.61 acres
Lot Width	None	347.99
Building Coverage	30%	29.6%
Building Height	40 ft.	<i>47’2”</i>
Building Setbacks:		
<i>Front (Lincoln Hwy)</i>	20 ft.	49.86 ft.
<i>Interior side (west side)</i>	15 ft.	86.7 ft.
<i>Exterior side (east side)</i>	20 ft.	64.5 ft.
<i>Rear (south side)</i>	30 ft.	72 ft.
Parking Setbacks:		
<i>Front (Lincoln Hwy)</i>	20 ft.	20 ft.
<i>Interior side (west side)</i>	None	50 ft.
<i>Exterior side (east side)</i>	20 ft.	20 ft.
<i>Rear (south side)</i>	None	13.99 ft.
Parking Stall Size	9’ x 18’ OR 9’x16’ w/ 2 ft. bumper overhang	9’x16’ w/ 2 ft. bumper overhang
Drive-Aisle Width	12’ (One Way)	30.5’
Parking Requirement	78 (1 per 10 storage units)	<i>12 spaces</i>

The applicant is requesting deviations from the building height and parking requirements.

Staff Comments:

- Staff has consulted the Institute of Traffic Engineers parking generation handbook. The ITE suggests 11-16 parking spaces for a self-storage facility of this size.
- The original plans showed 10 spaces. At staff’s request, the applicant has reduced the length of the parking stalls to 16 ft., which has allowed for two additional parking spaces, for a total of 12 proposed spaces.
- The applicant has submitted information in support of the parking deviation request. The information includes parking space and building size data from other Metro Self-Storage locations, along with site plans for those facilities.

Note that the engineering plan does not reflect the additional 2 parking spaces, and shows the front and east side parking setbacks as less than 20 ft. These changes have been made to the site plan and landscape plan. The engineering plan will need to be modified prior to City Council approval.

D. SITE LAYOUT

Principal features of the site layout include the following:

- The property will be accessed from the existing private access drive directly east of the property, which also provides cross-access to the adjacent MB Financial Bank and Meijer. No new access onto Lincoln Hwy. is proposed.
- A one-way driveway running counterclockwise will wrap around the building.
- Parking is provided along the east side of the site, near the office at the northeast side of the building.
- A stormwater detention basin is provided along the west side of the property.
- A sidewalk will be added along the Lincoln Hwy. frontage. The sidewalk will be subject to IDOT approval since Lincoln Hwy. is a state highway.
- An ingress/egress easement exists across the southern 60 ft. of the property for future roadway connection to the property to the west. The proposed configuration of the site includes a 30 ft. wide roadway within this easement that will provide cross-access between adjacent properties. At the request of the property owner to the west, the applicant intends to extend this roadway to the west property line. (*See below*)

The subject property is subject to provisions in the deed that conveyed title to the property when it was purchased from DGT, LLC, which owns the rest of Bricher Commons. The deed states that development of the property is subject to the approval of DGT. DGT has submitted a letter requesting that the cross-access roadway extend to the west property line, that landscaping be added along the west property line, that no outside storage be permitted, and that there shall be no recapture of the roadway improvements on the subject property. The applicant has added trees along the west property line, plans to extend the roadway as requested, and intends to comply with the other two requests. These four conditions will be included in the PUD ordinance and/or the Annexation Agreement amendments.

E. LANDSCAPING

A landscape plan has been submitted for the property. The table below compares the submitted plan to the requirements of **Ch. 17.26 Landscaping and Screening**. Deviations from the Zoning Ordinance standards that would be required to accommodate the development as proposed are denoted in *bold italics*.

Category	Zoning Ordinance Standard	Proposed
Overall Landscape Area	20%	36%
Parking Row Landscaping	Rows of parking terminated by a landscape area	Meets requirement
Bldg. Foundation Landscaping		
<i>Front wall</i>	75% of wall length; planting bed width of 8 ft.	<i>None</i>
<i>Remaining walls</i>	50% of wall length; planting bed width of 8 ft.	<i>Does not meet</i> (some foundation landscaping is shown on the south side of the building, but does not satisfy the requirement)
Public Street Frontage Landscaping	75%	Meets requirement
Parking Lot Screening	50% to a height of 30 in.	Meets requirement
Street Frontage Trees	1 tree per 50 lineal ft. (7 trees total along Lincoln Hwy)	7 trees
Monument Sign Landscaping	3 ft. around sign	3 ft. around sign
Retaining Wall Landscaping	Retaining walls over 4 ft. high to be terraced to provide a 2 ft. wide planting area.	<i>Does not meet</i> (Virginia Creeper vine will be planted along the retaining wall)

The applicant is requesting a deviation from the building foundation landscaping requirement, due to the presence of loading bays and overhead access doors for ground-floor storage units and the driveway around the perimeter of the building. Landscaping is proposed along the south side of the building where there are no overhead access doors.

A deviation from the retaining wall landscaping requirement has also been requested due to the configuration of the site plan. Engineered drawings of the retaining wall have not been provided, but it is expected to be 6 ft. tall.

There is no landscape buffer requirement due to the BR Regional Business zoning classification of adjacent properties. However, the portion of Bricher Commons south of the subject property is identified for residential use. Evergreen trees are provided along the south property line to provide screening for future development.

At the request of the property owner to the west, trees have been added along the west property line.

F. BUILDING ARCHITECTURE

Building elevations have been submitted for the proposed structure.

The table below compares the submitted plans to the design requirements of **Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts**. Deviations from the zoning ordinance standards that are required to accommodate the building design as proposed are denoted in *bold italics*.

Category	Zoning Ordinance Standard	Proposed
Building Articulation	3 ft. wall projections/recesses over 20% of façades over 100 ft.	<i>Does not meet</i>
Architectural Features #1	50% of façade is comprised of architectural features	<i>Does not meet</i> (requirement applies to north, east, and west sides)
Architectural Features #2	Street-facing facades must have 2 of 4 architectural features: change in wall plane of 2 ft.; change in wall texture/masonry patterns; transparent windows; columns/pilasters projecting 6 in.	Meets requirement (requirement applies to north and east sides)
Public Entrance	Public entrance must face primary street frontage	Meets; entrance is located at northeast corner of the building. Doors provided on north and east sides.
Entrance Articulation	Public entrances must be articulated from building	Meets; entrance is articulated with a canopy
Roof Design	Roof mounted mechanical equipment must be screened	Parapet with 3” projection provided; will screen equipment
Building Materials	A list of approved & prohibited materials is provided	Primary building materials are brick and metal panels, which are approved materials

The applicant is requesting a deviation from the requirements for building articulation and architectural features.

G. SIGNAGE

A freestanding monument sign with an LED screen is proposed along Lincoln Hwy. Two wall signs are also proposed; one on the north elevation and one on the east elevation. The signage meets the requirements of **Ch. 17.28 Signs**.

Staff Comments:

- Stone is shown as the material for the sign base. At staff's request, the applicant has stated that brick will be used for the base to match the building.

H. LIGHTING

A photometric plan has been submitted. The applicant has been asked to provide information on the luminaries to ensure compliance with **Ch. 17.22.040 Site Lighting**.

I. ENGINEERING REVIEW

The applicant has been provided with engineering review comments. These comments are minor in nature, but will need to be addressed prior to City Council approval.

J. PLAT OF SUBDIVISION

A Preliminary Plat of Subdivision has been submitted as part of the PUD Preliminary Plan. A single-lot subdivision that incorporates the entire property is proposed. The Plat reflects the existing ingress/egress easement along the southern edge of the property, which is intended for future roadway access to the west. Minor comments regarding the Plat have been provided to the applicant and will need to be addressed prior to approval of a Final Plat of Subdivision.

K. ANNEXATION AGREEMENT

The subject property is subject to the Bricher Commons Annexation Agreement. The Annexation Agreement will need to be amended in order to incorporate the revised PUD standards approved for the subject property. Per State statute, City Council will need to hold a public hearing on the Annexation Agreement amendment.

IV. **PLAN COMMISSION RECOMMENDATION**

The Plan Commission held a public hearing on 11/17/15. The Commission voted 5-1 to recommend approval, subject to resolution of staff comments, with the following conditions:

1. That the applicant work with City staff to add additional architectural features on all sides of the building.
2. That additional articulation/softening be incorporated on the 6 ft. side (west facing side) of the retaining wall.

The applicant has revised the plans in response to these conditions. Windows have been added on all four sides of the building, along with additional accent materials on the east, south, and west sides, in order to provide a consistent level of articulation on all four sides.

The applicant has indicated that textured concrete in an earth tone will be used for the retaining wall, and climbing vines will also be added to soften the appearance.

V. ATTACHMENTS

1. Applications for Special Use for PUD and PUD Preliminary Plan; received 10/22/15
2. Parking reduction request letter; dated 10/22/15
3. Letter from adjacent property owner, dated 11/10/15
4. Bricher Commons PUD 2006 Concept Plan

CITY OF ST. CHARLES

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



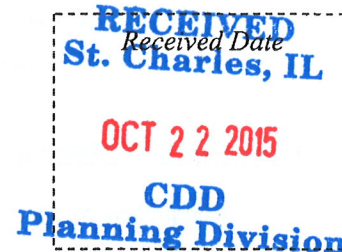
COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use	
Project Name:	Metro Storage - 2623 Lincoln Hwy
Project Number:	2015 -PR- 024
Application Number:	2015 -AP- 044



To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

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

1. Property Information:	Location:	2623 LINCOLN HWY, ST CHARLES IL	
	Parcel Number (s):	09-32-400-030-0000	
	Proposed Name:	METRO STORAGE ST CHARLES LLC	
2. Applicant Information:	Name	ROBERT HEILMAN FOR METRO STORAGE LLC	Phone (847) 235-8931
	Address	13528 BOULTON BLVD.	Fax (847) 235-8901
		LAKE FOREST IL 60045	Email RHEILMAN@METROSTORAGE.COM
3. Record Owner Information:	Name	UNBEL, LLC % FRED SHAW	Phone (847) 888-7500 x 225
	Address	101 EAST CHICAGO ST, PO BOX 641	Fax (847) 888-2662
		ELGIN IL 60120	Email FLSHAW@UNBELGIN.COM

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** _____
- New PUD
- Amendment to existing PUD- Ordinance #: 1999-2-11 (SECOND AMENDMENT RESOLUTION # 2006-6 3/20/2006)
- PUD Preliminary Plan filed concurrently
- Other Special Use (from list in the Zoning Ordinance):** _____
- Newly established Special Use
- Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: _____

Is the property a designated Landmark or in a Historic District? _____

What is the property's current zoning? _____

What is the property currently used for? _____

If the proposed Special Use is approved, what improvements or construction are planned?

For Special Use Amendments only:

Why is the proposed change necessary?

What are the proposed amendments? (Attach proposed language if necessary)

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

Attachment Checklist:

If multiple zoning or subdivision applications will be 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 B of the Zoning Ordinance. (Special Use for PUD \$1,000; all other Special Use requests \$750)

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
<input checked="" type="checkbox"/> 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:

- 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.

LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper

PLAT OF SURVEY:

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

FINDINGS OF FACT:

Fill out the attached forms or submit responses on a separate sheet (*Submit "Criteria for PUD" for any PUD application; "Findings for Special Use" for all other Special Use applications.*)

LIST OF PROPERTY OWNERS WITHIN 250 FT.:

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

- 21. Provision of handicapped parking spaces
- 22. Dimensions of handicapped parking spaces
- 23. Depressed ramps available to handicapped parking spaces
- 24. Location, dimensions and elevations of freestanding signs
- 25. Location and elevations of trash enclosures
- 26. Provision for required screening, if applicable
- 27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

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.

	4/30/15
Record Owner	Date
	9/15/15
Applicant or <u>Authorized Agent</u>	Date
METRO STORAGE LLC	

UNBEL LLC

101 E. Chicago St.
Elgin, IL 60120

Mr. Russell Colby
Planning Division Manager
City of St Charles
Two East Main Street
St. Charles IL 60174-1984

Re: Proposed Metro Storage Facility
2623 Lincoln Hwy., St Charles IL

Dear Mr. Colby,

This letter confirms that Metro Storage LLC, as Contract Purchaser, is authorized to submit and seek approval for (4) City required applications for the proposed development at the aforementioned address.

Yours Truly,


Fred L. Shaw
Manager

**RIDER TO APPLICATIONS
FOR DEVELOPMENT APPROVALS**

Metro Storage, LLC, a Delaware limited liability company ("Applicant"), for its several applications for development approvals to the City of St. Charles (as listed below), states as follows:

General Background:

The property that is the subject of this Application is approximately 2.61 acres in dimension and is located at 2623 Lincoln Highway (Illinois Route 38) west of Randall Road and adjacent to the Meijers store in St. Charles (the "Subject Property" legally described as set forth within Exhibit A attached hereto). The Subject Property is an undeveloped part of the Bricher Commons Planned Unit Development and is currently used for farming. The Applicant, Metro Storage, LLC, is under contract to purchase the Subject Property from its current owner, Unbel, LLC. Metro Storage, LLC will build, own and manage a 3-story, 101,232 sq. ft. Class "A" climate-controlled self-storage (mini-warehouse) facility with 783 storage units.

The underlying zoning classification of the Subject Property where the proposed Metro Storage self-storage facility is to be located is within the BR Regional Business District (formerly B-3 Service Business District) with a Special Use as a Planned Unit Development (Bricher Commons PUD) in accordance with Ordinance No. 1999-Z-11 and an Annexation Agreement (Bricher Commons / DGT Partnership)("Annexation Agreement" dated July 19, 1999, recorded as Document No. 1999K094392).

Applicant proposes to eliminate the existing Planned Unit Development on the Subject Property as was previously established by Ordinance No. 1999-Z-11 and replace it with a new Planned Unit Development allowing for a Mini-Warehouse use on the Subject Property. The self-storage use is not listed as one of the permitted uses under the Ordinance. The Subject Property is located in the BR Regional Business District which does permit Mini-Warehouse uses. The establishment of a new Planned Unit Development would be consistent with the BR zoning classification.

The Subject Property is comprised of a single unsubdivided tract of land. Applicant proposes to subdivide the existing tract into a single subdivided Lot of record by gaining approval of and recording a Final Plat of Subdivision. 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.

Ten parking spaces are located conveniently near the office. Applicant's experience operating comparably sized facilities in comparable suburban markets indicates that 10 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.

Operation of the facility is overseen by the Site Manager and occasionally one other staff person, for an average of approximately 1.5 employees on site per day. The office will be open from 9:00 am to 6:00 pm. Personalized key code entry to the building and units will be available to customers from 6:00 am to 10:00 pm. The building will house an array of video security cameras that will cover almost 100% of the public areas of the facility. The cameras will be monitored from the office or remotely.

Development Requests:

Applicant seeks the following development approvals.

- (a) **Application for a Special Use as a Planned Unit Development.** Applicant requests a Special Use for a Planned Unit Development in accordance with Section 17.04.400 – 17.04.430 of the Zoning Ordinance of the City of St. Charles. Applicant proposes to eliminate the existing Planned Unit Development as it applies to the Subject Property (as previously established by Ordinance No. 1999-Z-11) and proposes to replace the existing PUD with a new Planned Unit Development approving a Mini-Warehouse use on the Lot.
- (b) **PUD Preliminary Plan Application Approval.** Applicant requests PUD Preliminary Plan Application approval in accordance with Section 17.04.400 – 17.04.430 of the Zoning Ordinance of the City of St. Charles. Applicant proposes to eliminate the existing Planned Unit Development as it applies to the Subject Property (previously established by Ordinance No. 1999-Z-11) and proposes to replace the existing PUD with a new Planned Unit Development approving a Mini-Warehouse use on the Lot.
- (c) **Concurrent Preliminary and Final Plat of Subdivision Approval.** Applicant requests concurrent approval of its Preliminary Plat of Subdivision and Final Plat of Subdivision in accordance with Sections 16.04.070 and 16.04.080 of the Municipal Code of the City of St. Charles.
- (d) **Annexation Agreement Amendment.** Applicant requests an amendment of the Annexation Agreement to incorporate the Applicant's requested Planned Unit Development approvals.

Planned Unit Development Code Departures:

Section 17.04.400(B) of the Municipal Code of the City of St. Charles states that "Unless otherwise approved in accordance with this Chapter, development within a PUD shall conform to the requirements applicable to the underlying zoning district or districts in which the PUD is located, and all Land Improvements shall be designed and constructed in accordance with the provisions of Title 16, Subdivisions and Land Improvement, of the St. Charles Municipal Code. PUDs, however, may allow for relief from the minimum requirements applicable to the underlying zoning district and subdivision ordinance in situations where the City Council finds that:

- 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."

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. Landscape planting along the West property lines is limited to low profile grasses, due to the necessity of locating a storm water detention basin on site.

(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 10 off-street parking spaces (nine 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 10 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 10 parking spaces has avoided making the parking area a prominent feature of the facility.

(4) Departure for Windows and Transparency. Applicant requests relief from Section 17.06.030.B of the Municipal Code of the City of St. Charles. Applicant proposes that less than 60% of the horizontal length of the façade shall have windows on the first floor. The windows proposed for the building are located (i) at the Northeast corner at the first floor office, (ii) above the office on the second and third floors, and (iii) at several locations on the second and third floors. 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 proposes to provide windows at less than 60% of the horizontal length of the façade because the self-storage mini-warehouse use requires outdoor access doors for some ground level storage units located at the perimeter of the building. Some customers have storage needs that require direct access to ground-floor storage units; these units are the largest units in the facility and can be used to store large items such as vehicles.

(5) 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.

(6) 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.

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)



For Special Use for PUD or PUD Amendment applications.

The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether a proposed Planned Unit Development is in the public interest.

As the applicant, the "burden of proof" is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.

(You may utilize this form or provide the responses on another sheet.)

2623 Lincoln Highway Metro Storage PUD
PUD Name

Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

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

See Applicant's Rider to Applications for Development Approvals.

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.

See Applicant's Rider to Applications for Development Approvals.

iii. The proposed PUD conforms with the standards applicable to Special Uses (section 17.04.330.C.2):

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

As outlined in Applicant's Rider to Application for Development Approvals (incorporated herein), the public convenience will be served by the easily accessible, modern and secure self-storage facility. See also Rider to Applications for Development Approvals, incorporated herein.

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 low-impact 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. See also Rider to Applications for Development Approvals, incorporated herein.

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.

Applicant's 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. See also Rider for Applications to Development Approvals, incorporated herein.

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. See also Rider to Application for Development Approvals.

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. See also departures set forth in Applicant's Rider to Application for Development Approvals.

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. Applicant hereby incorporates the Rider to Application for Development Approvals.

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 intend 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.

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: 2623 Lincoln Highway Metro Storage PUD

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: BR	Ordinance #:	
Minimum Lot Area	43,560		113,823
Minimum Lot Width	None		-
Maximum Building Coverage	30%		29.6% (33,744 sq. ft.)
Maximum Gross Floor Area per Building	None		-
Maximum Building Height	40 ft.		45 ft.
Front Yard	Building: 20 ft. min Pavement: 20 ft. min		Building: 49 ft. Pavement: 19.75 ft.
Interior Side Yard	Building: 15 ft. min Pavement: none		Building: 86 ft Pavement: n/a
Exterior Side Yard	Building: 20 ft. min Pavement: 20 ft. min		Building: 64 ft. Pavement: 19.46 ft
Minimum Rear Yard	Building: 30 ft. min Pavement: none		Building: 72 ft. Pavement: 14 ft.
Landscape Buffer Yard ²	None		N/A
% Overall Landscaped Area	20%		24.3% (27,646 sq. ft.)
Building Foundation Landscaping	8' wide		None, except for South elevation, all in excess of 8'
% Interior Parking Lot Landscaping	10% (applicable only if 20+ parking spaces)		N/A
Interior Parking Lot Shade Trees	Applicable only if 20+ parking spaces		N/A
# of Parking spaces	1 per 10 storage units		10
Parking Stall Dimensions	9' x 18'		9' x 18'
Drive-through Stacking Spaces (if applicable)			N/A

² Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

CITY OF ST. CHARLES

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

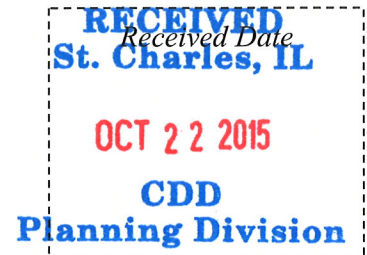


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	Metro Storage - 2623 Lincoln Hwy
Project Number:	2015 -PR- 024
Application Number:	2015 -AP- 045



To request approval of a PUD Preliminary Plan, complete this application and submit it with all required plans and attachments to the Planning Division. Normally this application will track with an application for Special Use for a PUD, unless a Special Use for a PUD has previously been granted and no amendment is necessary.

When the application is complete staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the PUD Preliminary Plan on a Plan Commission meeting agenda.

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

1. Property Information:	Location:	2623 LINCOLN HWY, ST CHARLES IL	
	Parcel Number (s):	09-32-400-030-0000	
	Proposed PUD Name:	METRO STORAGE ST CHARLES LLC	
2. Applicant Information:	Name	ROBERT HEILMAN FOR METRO STORAGE	Phone (847) 235-8931
	Address	13528 FOULTON BLVD LAKE FOREST IL 60045	Fax (847) 235-8901
			Email BHEILMAN@METROSTORAGE.COM
3. Record Owner Information:	Name	UNBEL, LLC % FRED SHAW	Phone (847) 888.7500x225
	Address	101 EAST CHICAGO ST, PO BOX 641 BELGIV IL 60120	Fax (847) 888.2626
			Email FLSHAW@UNBELGIN.COM

Please check the type of application:

- New proposed PUD- Planned Unit Development (Special Use Application filed concurrently)
- Existing PUD-Planned Unit Development
 - PUD Amendment Required for proposed plan (Special Use Application filed concurrently)

Subdivision of land:

- Proposed lot has already been platted and a new subdivision is not required.
- New subdivision of property required:
 - Final Plat of Subdivision Application filed concurrently
 - Final Plat of Subdivision Application to be filed later

Attachment Checklist:

If multiple zoning or subdivision applications are being submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

Note: The City Staff, Plan Commission, or City Council, may request other pertinent information during the review process.

- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance. (\$500)

- 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:**

- 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.

□ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper

□ **PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

□ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

□ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

Fill out the online form, print the report and submit with this application.

□ **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:

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; 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.

□ **SITE/ENGINEERING PLAN:**

PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the Preliminary Engineering Plans:

1. Accurate boundary lines with dimensions
2. Existing and proposed easements: location, width, purpose
3. Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts
4. Location, size, shape, height, and use of existing and proposed structures
5. Location and description of streets, sidewalks, and fences
6. Surrounding land uses
7. Legal and common description
8. Date, north point, and scale
9. Existing and proposed topography
10. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with

the proposal indicated

11. Location of utilities
12. Building/use setback lines
13. Location of any significant natural features
14. Location of any 100-year recurrence interval floodplain and floodway boundaries
15. Location and classification of wetland areas as delineated in the National Wetlands Inventory
16. Existing zoning classification of property
17. Existing and proposed land use
18. Area of property in square feet and acres
19. Proposed off-street parking and loading areas
20. Number of parking spaces provided, and number required by ordinance
21. Angle of parking spaces
22. Parking space dimensions and aisle widths
23. Driveway radii at the street curb line
24. Width of driveways at sidewalk and street curb line
25. Provision of handicapped parking spaces
26. Dimensions of handicapped parking spaces
27. Depressed ramps available to handicapped parking spaces
28. Location, dimensions and elevations of freestanding signs
29. Location and elevations of trash enclosures
30. Provision for required screening, if applicable
31. Provision for required public sidewalks
32. Certification of site plan by a registered land surveyor or professional engineer
33. Geometric plan showing all necessary geometric data required for accurate layout of the site
34. Grading plans showing paving design, all storm sewers, and detention/retention facilities including detention/retention calculations) and erosion control measures
35. Utility plans showing all storm sewers, sanitary sewers, watermains, and appropriate appurtenant structures
36. Exterior lighting plans showing:
 - Location, height, intensity and fixture type of all proposed exterior lighting
 - Photometric information pertaining to locations of proposed lighting fixtures
37. Typical construction details and specifications
38. Certification of site engineering plans by a registered professional engineer
39. Proof of application for Stormwater Management Permit

□ SKETCH PLAN FOR LATER PHASES OF PUD:

For phased PUD's, where a sketch plan is permitted, it shall include, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

□ **ARCHITECTURAL PLANS:**

Architectural plans and data for all principal buildings shall be submitted in sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed use buildings, total floor area and total building coverage of each building.

□ **TREE PRESERVATION PLAN:**

Tree Preservation Plan when required in accordance with Chapter 8.30 of the St. Charles Municipal Code. The information required for this plan may be included as part of the Landscape Plan set. See attachment, "Tree Preservation Requirements for Preliminary Plans".

□ **LANDSCAPE PLAN:**

Landscape Plan showing the following information:

1. Delineation of the buildings, structures, and paved surfaces situated on the site and/or contemplated to be built thereon
2. Delineation of all areas to be graded and limits of land disturbance, including proposed contours as shown on the Site/Engineering Plan.
3. Accurate property boundary lines
4. Accurate location of proposed structures and other improvements, including paved areas, berms, lights, retention and detention areas, and landscaping
5. Site area proposed to be landscaped in square feet and as a percentage of the total site area
6. Percent of landscaped area provided as per code requirement
7. Dimensions of landscape islands
8. Setbacks of proposed impervious surfaces from property lines, street rights-of-way, and private drives
9. Location and identification of all planting beds and plant materials
10. Planting list including species of all plants, installation size (caliper, height, or spread as appropriate) and quantity of plants by species
11. Landscaping of ground signs and screening of dumpsters and other equipment

□ **STORMWATER MANAGEMENT:**

Written information (reports, calculations, etc.) as described in the Stormwater Management Requirements for Preliminary Plans (attached)

□ **SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:**

If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Plat Drawing Requirements Checklist must be submitted.

☐ PUBLIC BENEFITS, DEPARTURES FROM CODE:

A description of how the PUD meets the purposes and requirements set out in Section 17.04.400 of the Zoning Ordinance. Any requests for departures from the requirements of Title 16, "Subdivisions and Land Improvement," and Title 17, "Zoning," shall be listed and reasons for requesting each departure shall be given.

☐ SCHEDULE: Construction schedule indicating:

- a. Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the plat and through supporting material.
- b. Approximate dates for beginning and completion of each phase.
- c. If different land use types are to be included within the PUD, the schedule must include the mix of uses to be built in each phase.

☐ 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.

☐ INCLUSIONARY HOUSING SUMMARY & WORKSHEET:

For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing, including:

- The number and rental/for sale status of Market-Rate Units and Affordable Units to be constructed including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of Affordable Units and Market-Rate Units, and their exterior appearance, materials, and finishes.
- A description of the marketing plan that the Applicant proposes to utilize and implement to promote the sale or rental of the Affordable Units within the development; and,
- Any proposal to pay fees in lieu of providing the required Affordable Unit, per section 17.18.050.

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

8/15/15

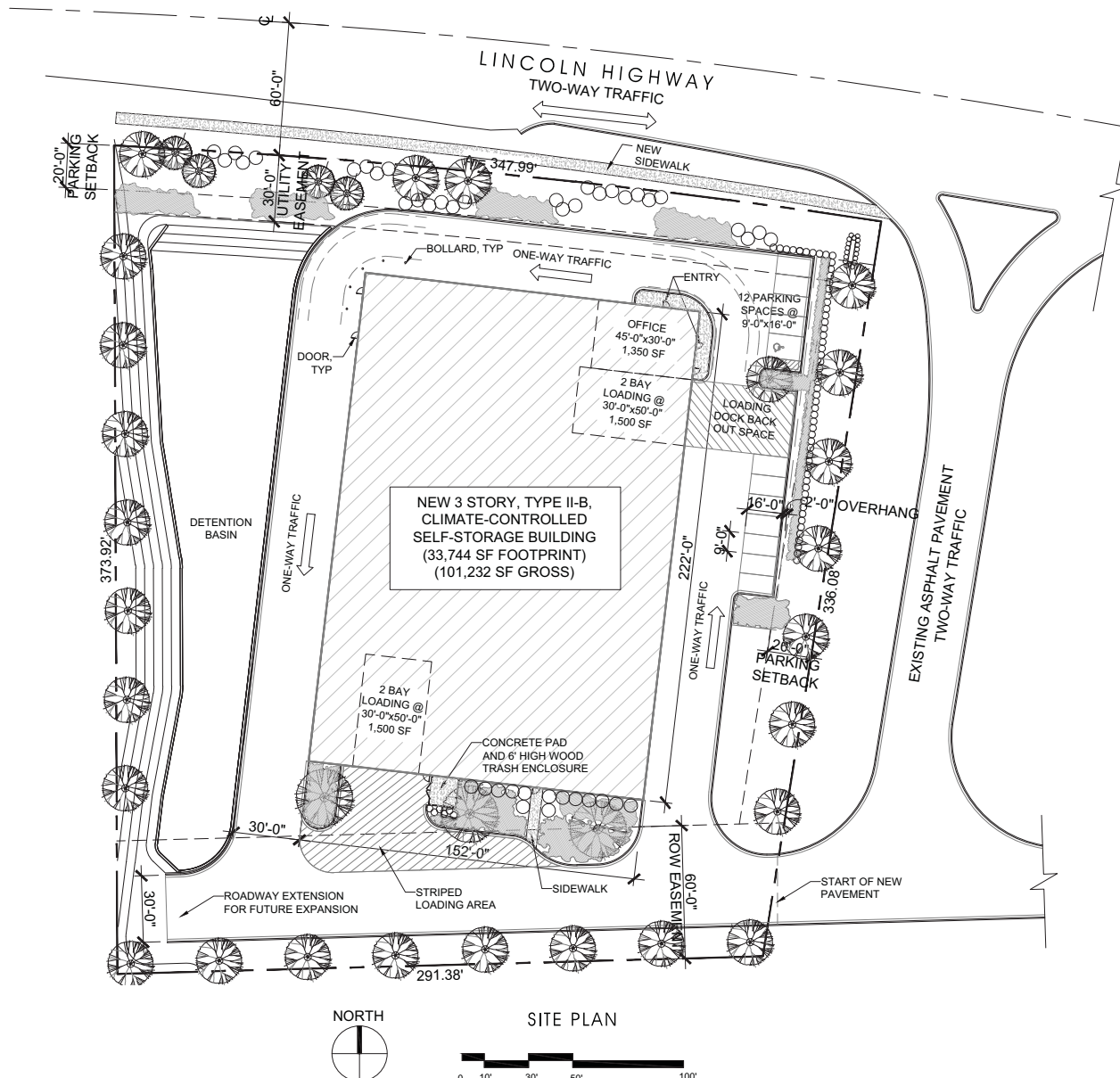
Date



Applicant or Authorized Agent

8/31/15

Date



PROJECT DATA	
SITE AREA:	113,823 SF
ZONING:	BR
MAX BLDG COV.:	30%
MAX FOOTPRINT:	34,147 SF
BUILDING FOOTPRINT:	33,744 SF
NUMBER OF STORIES:	3 STORIES
GROSS AREA:	101,232 SF
NET STORAGE @ 72%:	72,450 SF
PARKING PROVIDED:	12 SPACES

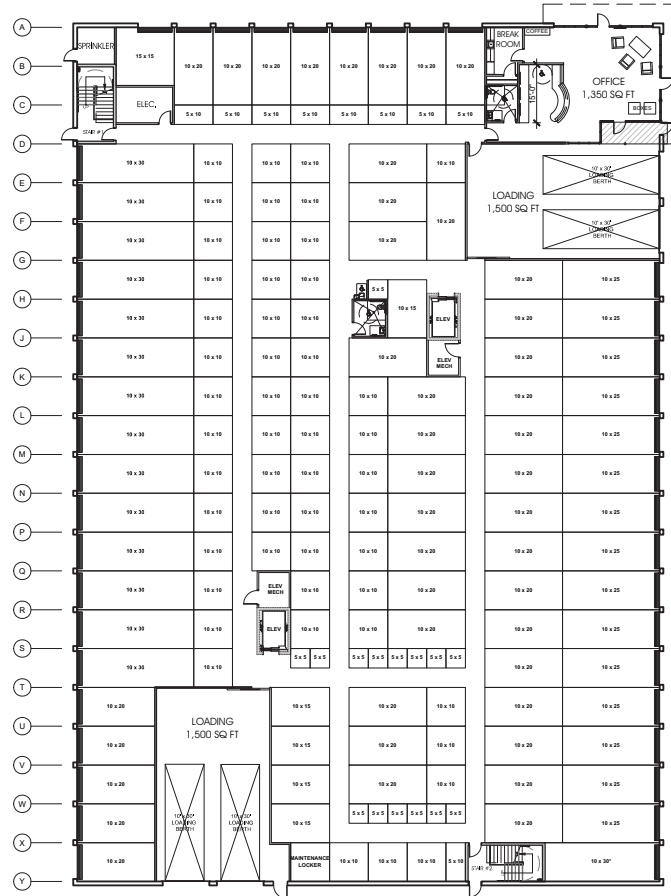
METRO STORAGE
OWNER

NOVEMBER 11, 2015

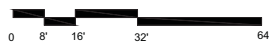
2623 LINCOLN HIGHWAY
ST. CHARLES, ILLINOIS



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FIRST FLOOR PLAN



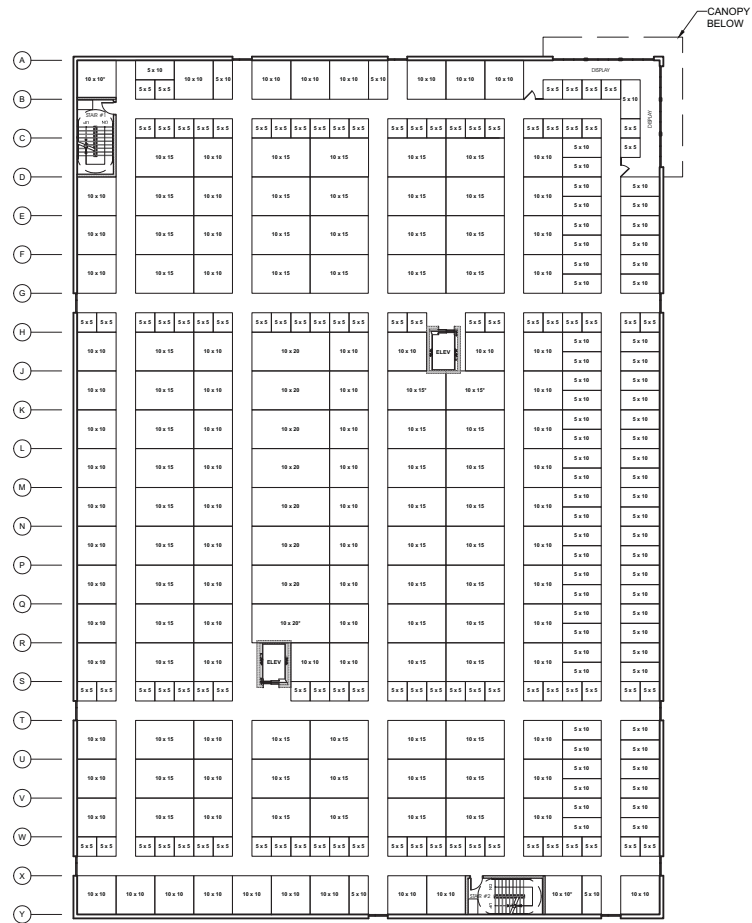
METRO STORAGE
OWNER

NOVEMBER 11, 2015

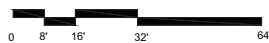
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SECOND FLOOR PLAN



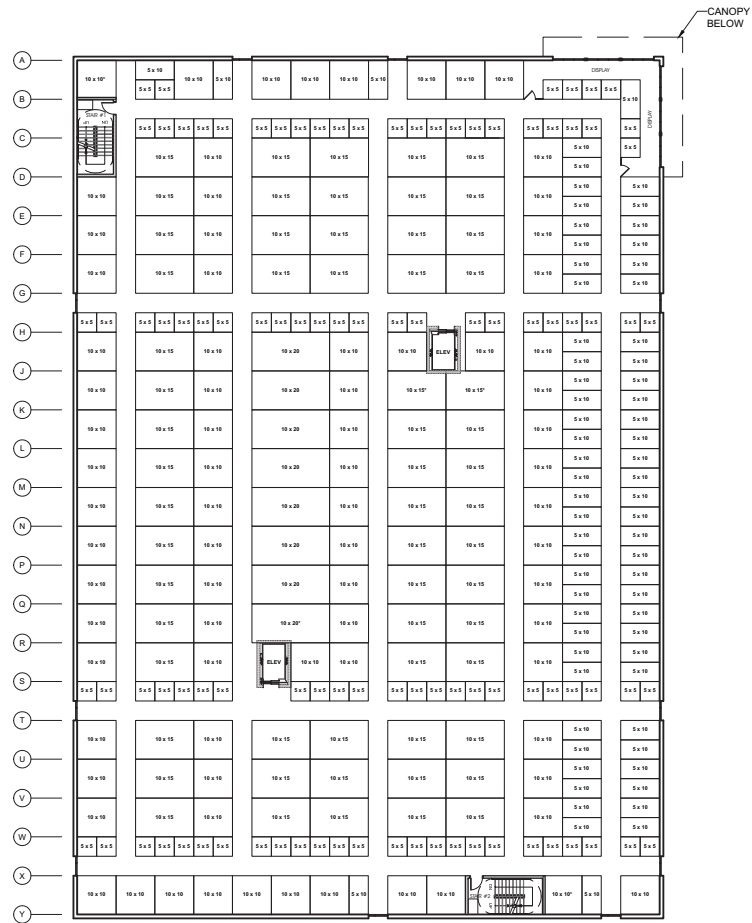
METRO STORAGE
OWNER

NOVEMBER 11, 2015

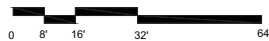
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THIRD FLOOR PLAN



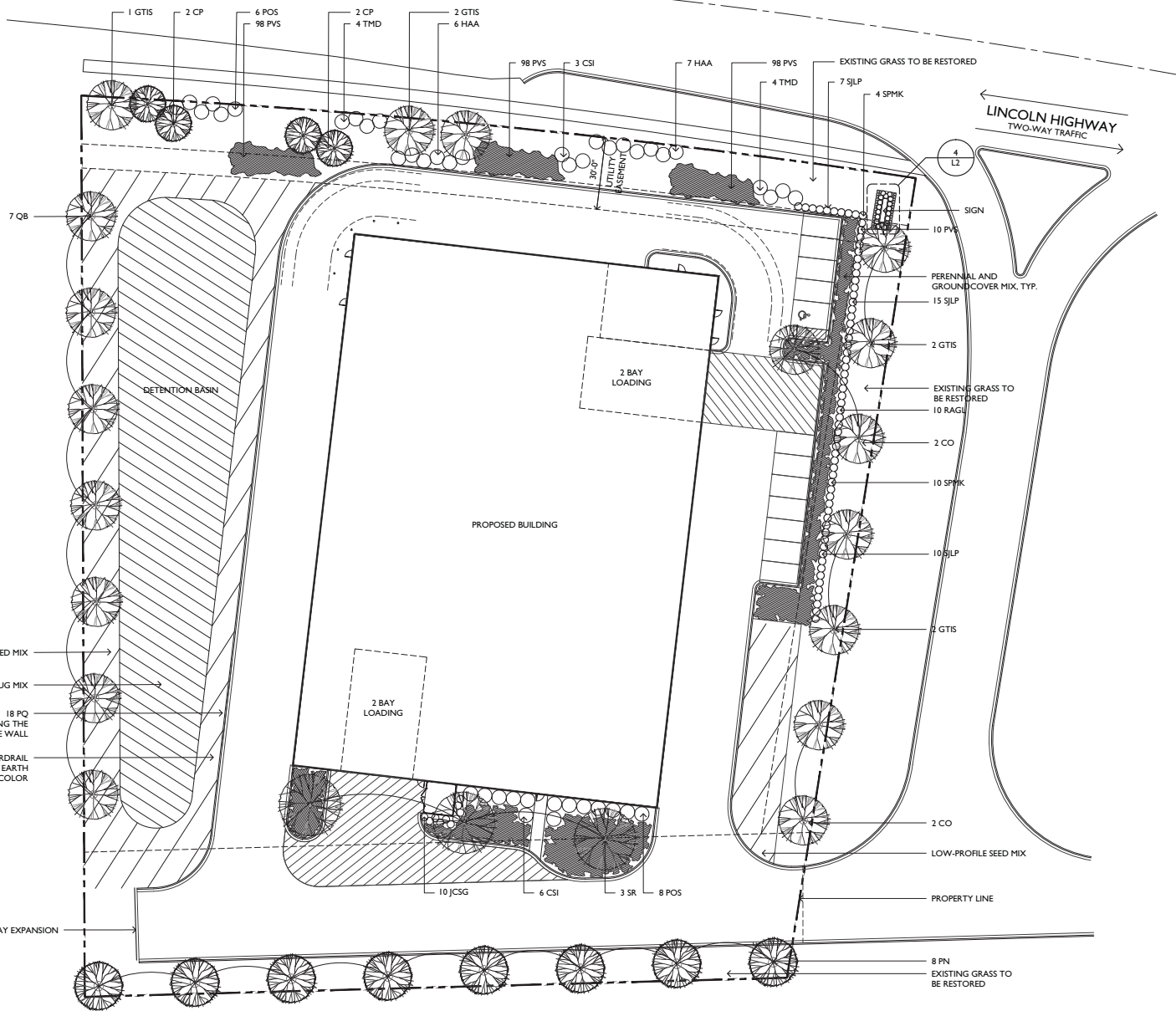
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OWNER

NOVEMBER 11, 2015

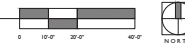
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LANDSCAPE PLAN
SCALE: 1" = 20'-0"



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SUITE 401
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ISSUE	DESCRIPTION	DATE
2	ISSUE FOR REVIEW	11/23/2015
3	ISSUE FOR REVIEW	11/17/2015
1	ISSUE FOR REVIEW	9/4/2015

LICENSURE SEAL:

**METRO
SELF-STORAGE
ST. CHARLES**
SGW
2423 LINCOLN HIGHWAY
ST. CHARLES, ILLINOIS 60119

DRAWN BY:	CG
REVIEWED BY:	MC
DATE:	11/25/2015
SCALE:	AS NOTED
PROJECT NUMBER:	15073

LANDSCAPE PLAN

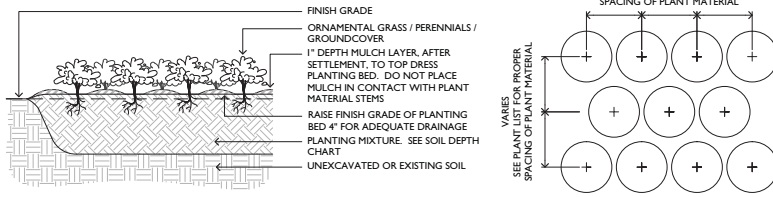
L-I

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS	
TREES	GTIS	GLEDTISIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	7	3"	7'	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	7	3"	7'	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY; SPRING DIG ONLY	
	SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	3	3"	7'	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	4	3"	7'	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	CP	CRAETAGUS PHAENOPYRUM	WASHINGTON HAWTHORN	4	3"	7'	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	PN	PINUS NIGRA	AUSTRIAN PINE	8	3"	8'	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	JCSG	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	20		30"	-	#5	3'-0" ON CENTER	
	HAA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE SMOOTH HYDRANGEA	13		36"	-	#5	4'-0" ON CENTER	
	RAGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	10		30"	24"	CONT.	SEE PLANS FOR SPACING	
	CSI	CORNUS SERICEA 'ISANTI'	ISANTI REDOSIER DOGWOOD	9		36"	-	#5	SEE PLANS FOR SPACING	
DECIDUOUS AND PERENNIALS AND ORNAMENTAL GRASSES	POS	PHYSCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	14		36"	-	#5	SEE PLANS FOR SPACING	
	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	294		24"	-	#3	2'-0" ON CENTER	
	SJP	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAPANESE SPIREA	32		30"	18"	#3	3'-0" ON CENTER	
	SPHK	SYRINGA PATULA 'MISS KIM'	MISS KIM MANCHURIAN LILAC	14		36"	36"	B&B	4'-0" ON CENTER	
	TMD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	8		36"	36"	B&B	4'-0" ON CENTER	
	PERENNIALS AND GROUND COVER MIX	HSPP	HEMEROCALLIS MIX	DAY LILY MIX (20% OF 5 SPECIES)	-	-	-	-	#1	1'-6" ON CENTER
		NF	NEPETA X FAASSENII	CATMINT	-	-	-	-	#1	2'-0" ON CENTER
		ACP	ASTILBE CHINENSIS 'PUMILA'	PUMILA CHINESE DWARF ASTILBE	-	-	-	-	#1	1'-6" ON CENTER
		HRS	HOSTA 'ROYAL STANDARD'	ROYAL STANDARD HOSTA	-	-	-	-	#1	2'-0" ON CENTER
		LD	LIGULARIA DENTATA	BIG LEAF LIGULARIA	-	-	-	-	#2	2'-0" ON CENTER
EFC		ELIONYMUS FORTUNEI 'COLORATUS'	PURPLE LEAF WINTERCREEPER	-	-	-	-	QT	1'-0" ON CENTER	
PTE		PACHYSANDRA TERMINALIS	JAPANESE SPURGE	-	-	-	-	QT	1'-0" ON CENTER	
PQ		PARTHENOCESSUS QUINQUEFOLIA	VIRGINIA CREEPER	-	-	-	-	#3	SEE PLAN FOR SPACING	

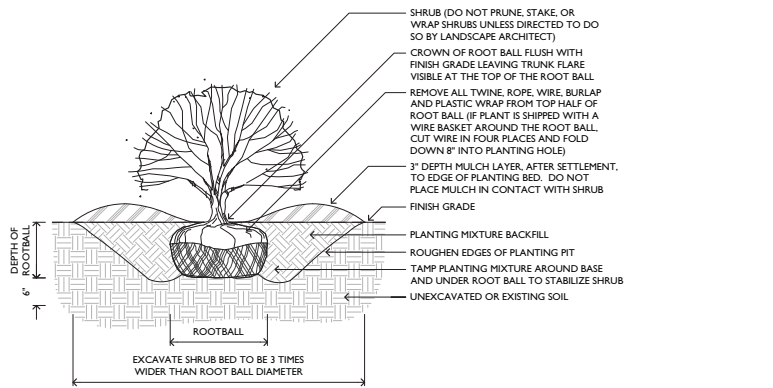
- THE PLANT LIST IS PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.
- CONTRACTOR MUST REPAIR ALL SIDEWALKS, CURBS AND GUTTERS AND ALLEYS TO THEIR ORIGINAL FORM IF DAMAGE OCCURS DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE TESTS OF EXISTING AND IMPORTED SOILS.
- ALL SOILS MUST BE AMENDED TO MEET THE FOLLOWING REQUIREMENTS:
 - 45-77% - SILT
 - 0-25% - CLAY
 - 25-33% - SAND
 - 3-5% - ORGANIC CONTENT
 - pH BETWEEN 6.0 - 7.0
- CONTRACTOR TO PROVIDE A PLAN OF TYPES AND EXTENT OF SOIL MODIFICATION.
- CONTRACTOR TO PROVIDE SOIL PERCOLATION TESTS.
- CONTRACTOR TO PROVIDE MECHANICAL SUBSURFACE DRAINAGE, AS REQUIRED IN AREAS WITH POOR PERCOLATION RATES.
- ALL EXISTING PARKWAY TREES TO BE PRUNED TO MEET NATIONAL ARBORIST ASSOCIATION (NAA) CLASS A STANDARDS.
- ALL TREES TO BE BRANCHED A MINIMUM OF 7'-0" HEIGHT FROM GRADE.
- ALL EXISTING SOD PARKWAYS TO BE RE-SODDED AS REQUIRED.
- RE-MULCH ALL EXISTING PARKWAY TREES.
- SHREDDED HARDWOOD MULCH MUST BE USED FOR ALL PLANTING BEDS.

1 SAMPLE PLANT LIST

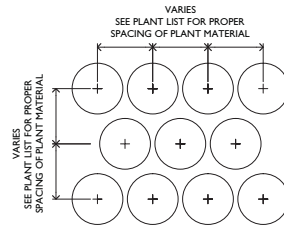
NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.



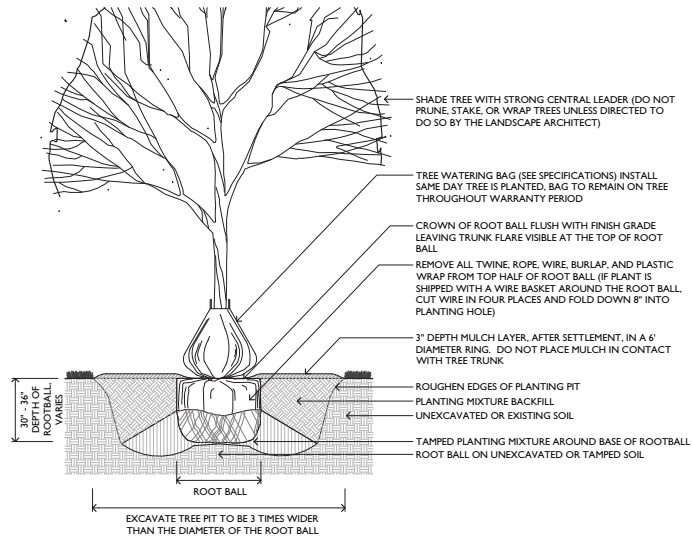
2 PERENNIAL, ORNAMENTAL GRASS, AND GROUND COVER INSTALLATION
SCALE: 1" = 1'-0"



3 SHRUB INSTALLATION
SCALE: 1" = 1'-0"



4 ENLARGED PLANTING PLAN - SIGN
SCALE: 1/4" = 1'-0"



5 SHADE TREE INSTALLATION
SCALE: 1/2" = 1'-0"

ISSUE	DESCRIPTION	DATE
3	ISSUE FOR REVIEW	11/23/2015
2	ISSUE FOR REVIEW	11/11/2015
1	ISSUE FOR REVIEW	9/4/2015

ISSUE DESCRIPTION DATE
LICENSURE SEAL

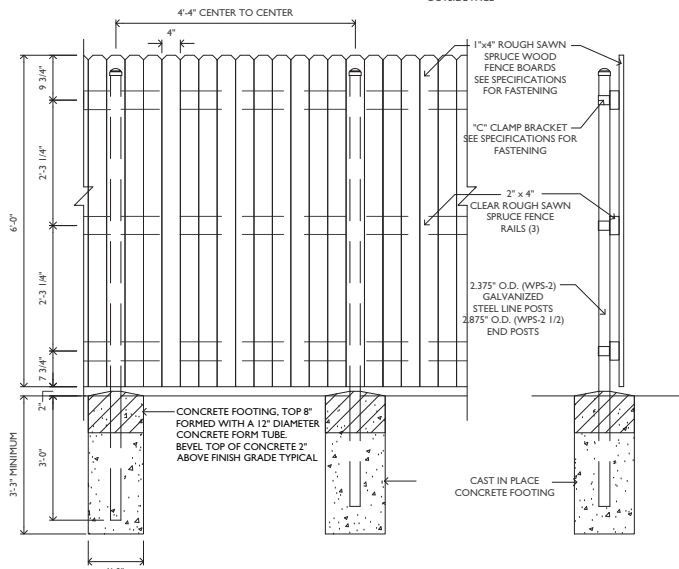
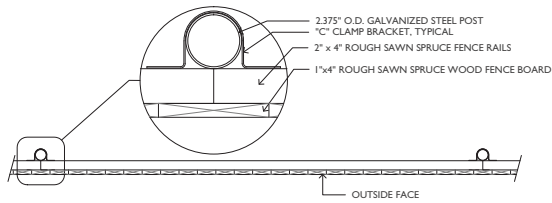
METRO
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ST. CHARLES

SGW
2632 LINCOLN HIGHWAY
ST. CHARLES, ILLINOIS 60119

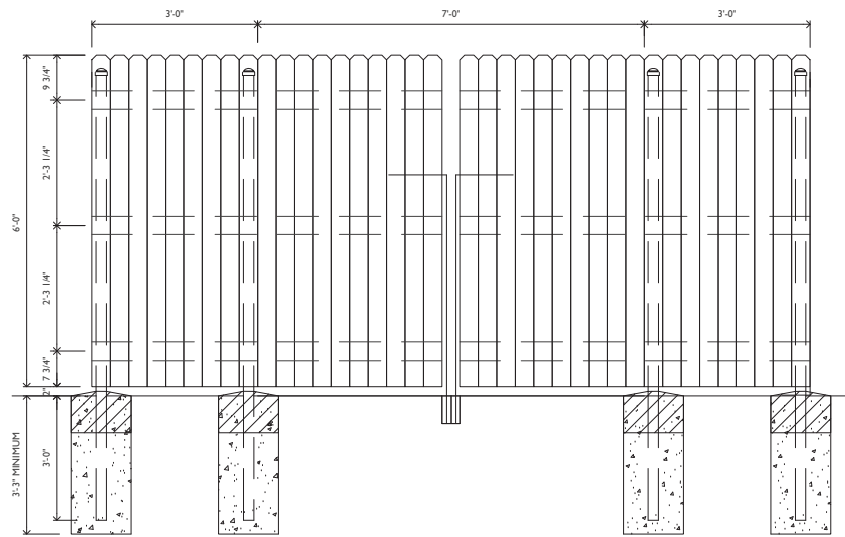
DRAWN BY:	CG
REVIEWED BY:	MC
DATE:	11/05/2015
SCALE:	AS NOTED
PROJECT NUMBER:	15073

PLANT LIST
& DETAILS

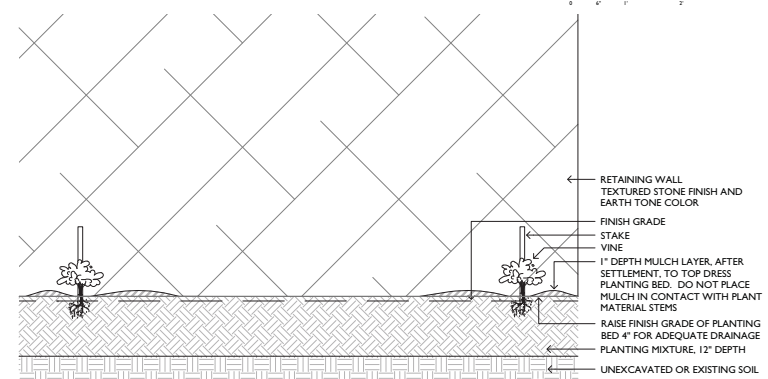
L-2



1 TRASH ENCLOSURE DETAILS
SCALE: 1" = 1'-0"



2 TRASH ENCLOSURE GATE DETAIL
SCALE: 1" = 1'-0"



3 VINE PLANTING DETAIL
SCALE: 1" = 1'-0"

PLANNING
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URBAN DESIGN
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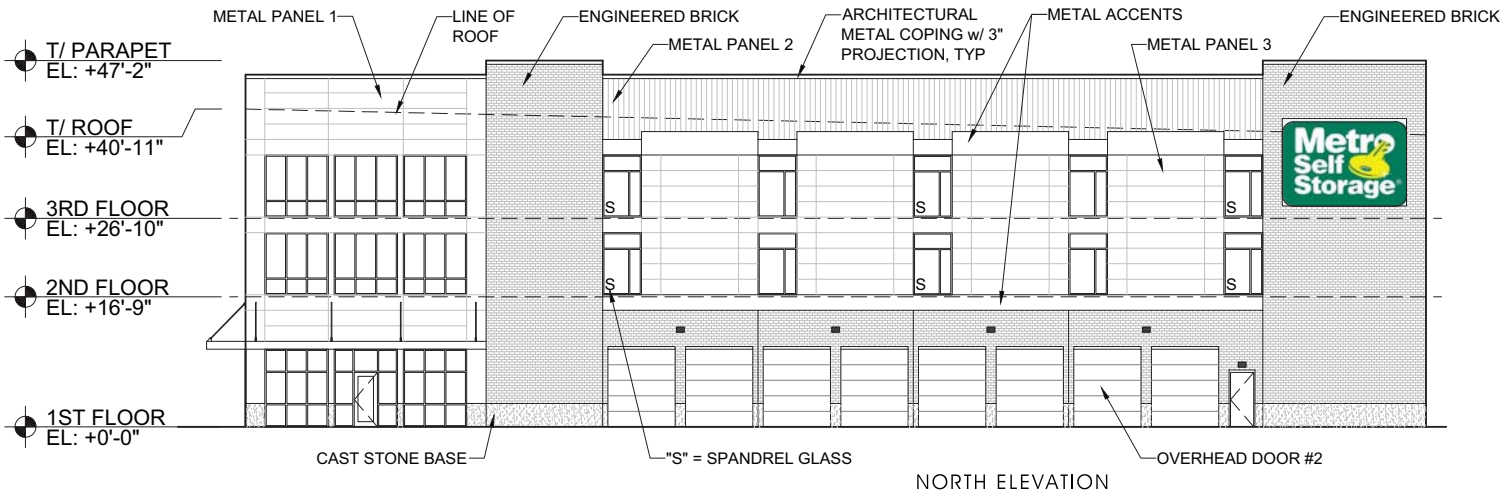
ISSUE	DESCRIPTION	DATE
3	ISSUE FOR REVIEW	11/23/2015
2	ISSUE FOR REVIEW	11/11/2015
1	ISSUE FOR REVIEW	9/4/2015

**METRO
SELF-STORAGE
ST. CHARLES**
SGW
2632 LINCOLN HIGHWAY
ST. CHARLES, ILLINOIS 60119

DRAWN BY:	CG
REVIEWED BY:	MC
DATE:	11/5/2015
SCALE:	AS NOTED
PROJECT NUMBER:	15073

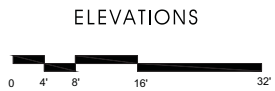
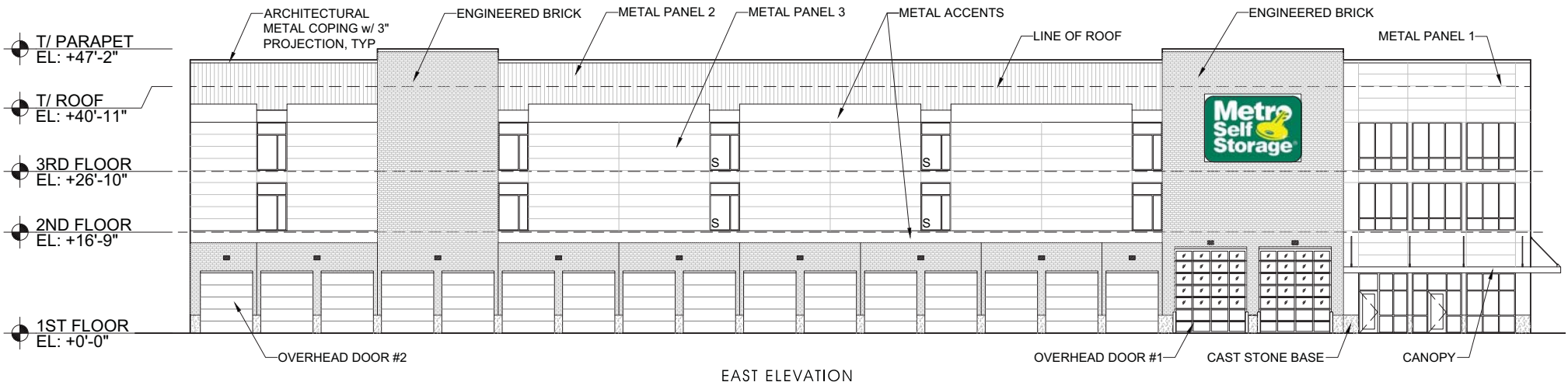
LANDSCAPE DETAILS

L-3



MATERIAL LEGEND

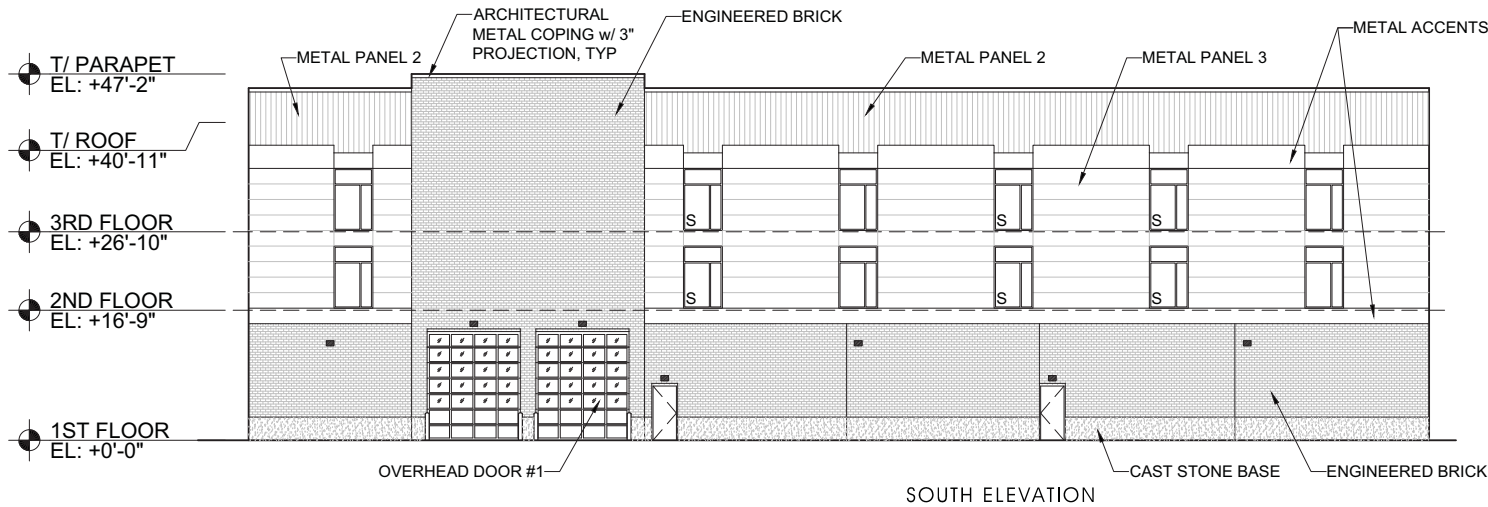
<p>CAST STONE BASE - MFR: NORTHFIELD - STYLE: CORDOVA STONE - COLOR: PER RENDERING</p>	<p>ENGINEERED BRICK - MFR: TBD - SIZE: 4" x 8" - COLOR: PER RENDERING</p>
<p>METAL PANEL 1 - MFR: KINGSPAN - STYLE: OPTIMO SMOOTH - COLOR: PER RENDERING</p>	<p>STANDING SEAM METAL ROOF - MFR: MBCI - STYLE: ULTRA-DEK - COLOR: PER RENDERING</p>
<p>METAL PANEL 2 - MFR: MBCI - STYLE: PBD PANEL - COLOR: PER RENDERING</p>	<p>OVERHEAD DOOR #1 - MFR: CLOPAY - MODEL: 903 - COLOR: PER RENDERING</p>
<p>METAL PANEL 3 - MFR: KINGSPAN - STYLE: KS300A AZTECO - COLOR: PER RENDERING</p>	<p>OVERHEAD DOOR #2 - MFR: CLOPAY - MODEL: 3602 - COLOR: PER RENDERING</p>



METRO STORAGE
 OWNER
 NOVEMBER 23, 2015

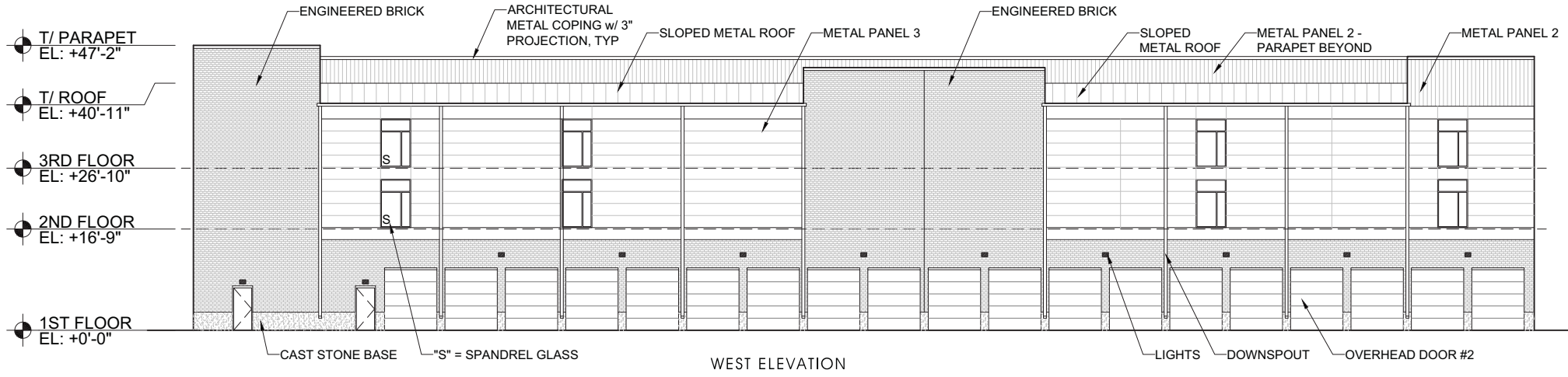
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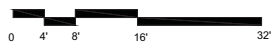


MATERIAL LEGEND

CAST STONE BASE - MFR: NORTHFIELD - STYLE: CORDOVA STONE - COLOR: PER RENDERING	ENGINEERED BRICK - MFR: TBD - SIZE: 4" x 8" - COLOR: PER RENDERING
METAL PANEL 1 - MFR: KINGSPAN - STYLE: OPTIMO SMOOTH - COLOR: PER RENDERING	STANDING SEAM METAL ROOF - MFR: MBCI - STYLE: ULTRA-DEK - COLOR: PER RENDERING
METAL PANEL 2 - MFR: MBCI - STYLE: PBD PANEL - COLOR: PER RENDERING	OVERHEAD DOOR #1 - MFR: CLOPAY - MODEL: 903 - COLOR: PER RENDERING
METAL PANEL 3 - MFR: KINGSPAN - STYLE: KS300A AZTECO - COLOR: PER RENDERING	OVERHEAD DOOR #2 - MFR: CLOPAY - MODEL: 3602 - COLOR: PER RENDERING



ELEVATIONS



METRO STORAGE
OWNER
NOVEMBER 23, 2015

2623 LINCOLN HIGHWAY
ST. CHARLES, ILLINOIS

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SITE DATA TABLE

AREA = 113,823 SQ FT = 2.61 AC

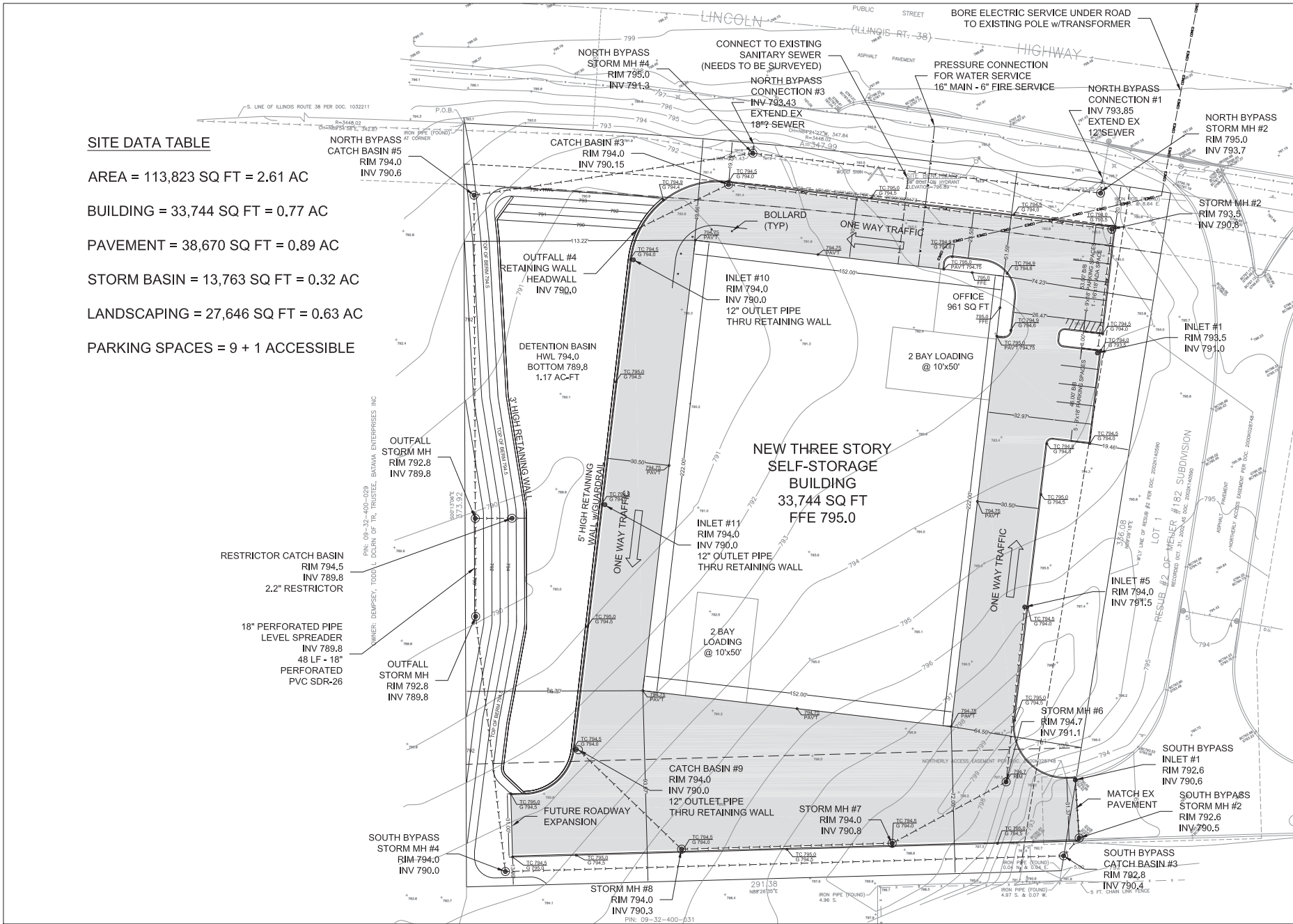
BUILDING = 33,744 SQ FT = 0.77 AC

PAVEMENT = 38,670 SQ FT = 0.89 AC

STORM BASIN = 13,763 SQ FT = 0.32 AC

LANDSCAPING = 27,646 SQ FT = 0.63 AC

PARKING SPACES = 9 + 1 ACCESSIBLE

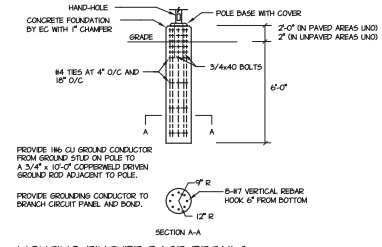
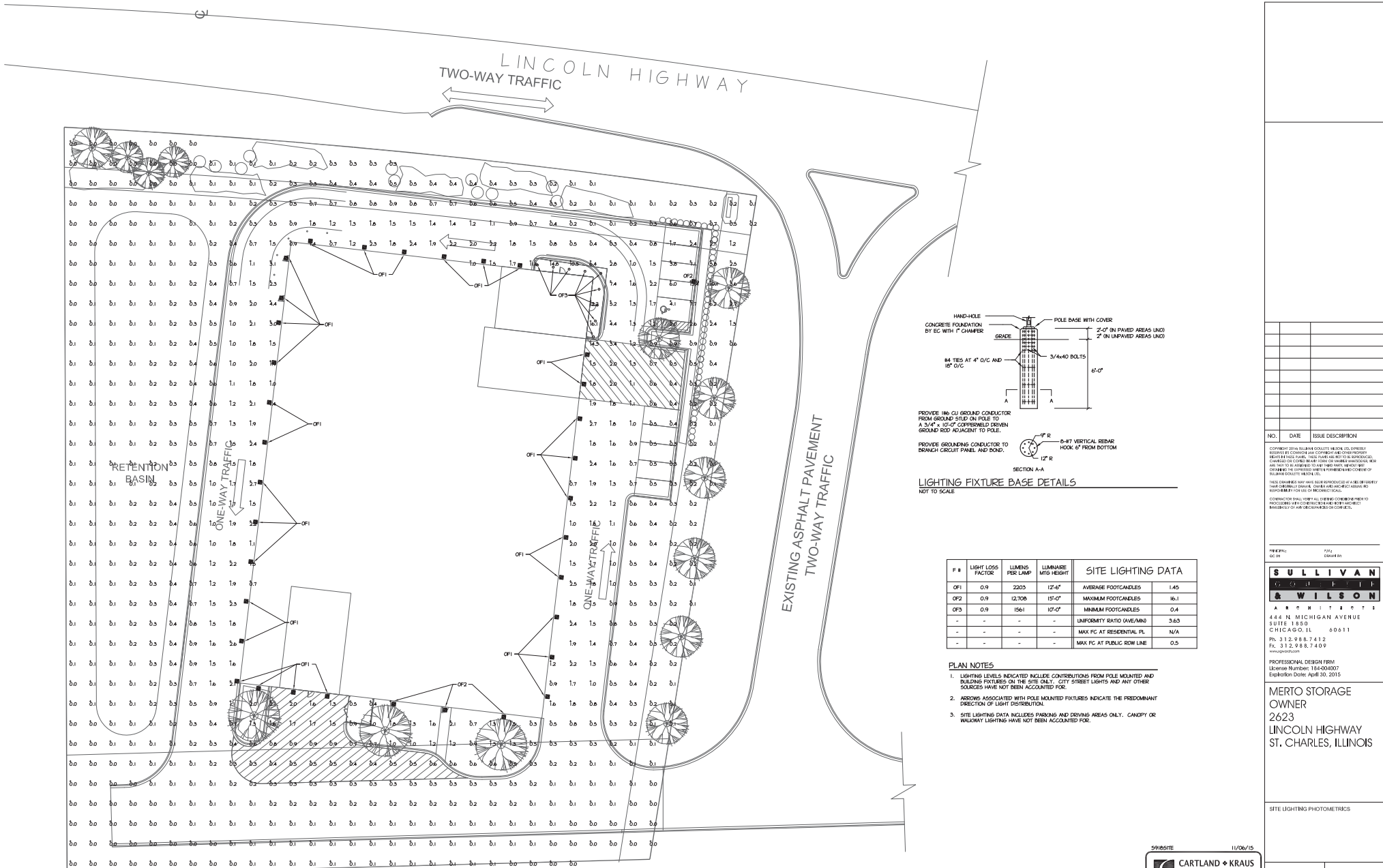


DATE	REVISIONS	ISSUE	PROJECT STAFF

BCI	
BONO CONSULTING, INC.	
CIVIL ENGINEERS	
710 EAST COOK AVE., SUITE 370 PH: (815) 298-5632	
CHICAGO, ILL. 60611 FAX: (815) 298-5633	
DISCUSSION #884 NO. 184.000279 www.bonocoll.com	

NEW METRO SELF STORAGE
2623 LINCOLN HIGHWAY, ST. CHARLES, ILLINOIS

PROJECT NO.:	XXXXX
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	APRIL 08, 2015
SCALE:	1"=30'-0"
SHEET NUMBER	C-1



PROVIDE 1/4" CU GROUND CONDUCTOR FROM GROUND STIP ON POLE TO A 3/4" x 10'-0" COPPERWELD DOWN GROUND ROD ADJACENT TO POLE.

PROVIDE GROUNDING CONDUCTOR TO BRANCH CIRCUIT PANEL AND BOND.

SECTION A-A

NOT TO SCALE

F#	LIGHT LOSS FACTOR	LUMENS PER LAMP	LUMINAIRE MFG HEIGHT	SITE LIGHTING DATA	
				AVERAGE FOOTCANDLES	MAXIMUM FOOTCANDLES
OP1	0.9	2203	12'-6"	1.45	16.1
OP2	0.9	12708	15'-0"	3.63	0.4
OP3	0.9	1561	17'-0"	0.5	0.5
-	-	-	-	UNIFORMITY RATIO (AVE/MAX)	N/A
-	-	-	-	MAX FC AT RESIDENTIAL PL	0.5
-	-	-	-	MAX FC AT PUBLIC ROW LINE	0.5

- PLAN NOTES**
- LIGHTING LEVELS INDICATED INCLUDE CONTRIBUTIONS FROM POLE MOUNTED AND BUILDING FIXTURES ON THE SITE ONLY. CITY STREET LIGHTS AND ANY OTHER SOURCES HAVE NOT BEEN ACCOUNTED FOR.
 - ARROWS ASSOCIATED WITH POLE MOUNTED FIXTURES INDICATE THE PREDOMINANT DIRECTION OF LIGHT DISTRIBUTION.
 - SITE LIGHTING DATA INCLUDES PARKING AND DRIVING AREAS ONLY. CANOPY OR WALKWAY LIGHTING HAVE NOT BEEN ACCOUNTED FOR.

SITE PLAN
SCALE 1" = 20'-0"

5918 SITE 11/06/15

CARTLAND + KRAUS ENGINEERING, LTD.

750 Teber Road Lake Zurich, IL 60047
T (847) 719-1708 F (847) 719-1738

Plumbing ♦ Mechanical ♦ Electrical

SULLIVAN
ARCHITECTS
& WILSON

444 N. WICHIGAN AVENUE
SUITE 1150
CHICAGO, IL 60611
PH. 312.988.7412
FX. 312.988.7409
www.gpsd.com

PROFESSIONAL DESIGN FIRM
License Number: 184600007
Expiration Date: April 30, 2015

MERTO STORAGE OWNER
2623
LINCOLN HIGHWAY
ST. CHARLES, ILLINOIS

SITE LIGHTING PHOTOMETRICS

TRUE NORTH PLAN NORTH

E1.4

Note: rendering does not completely reflect the revised architectural elevations (east side)



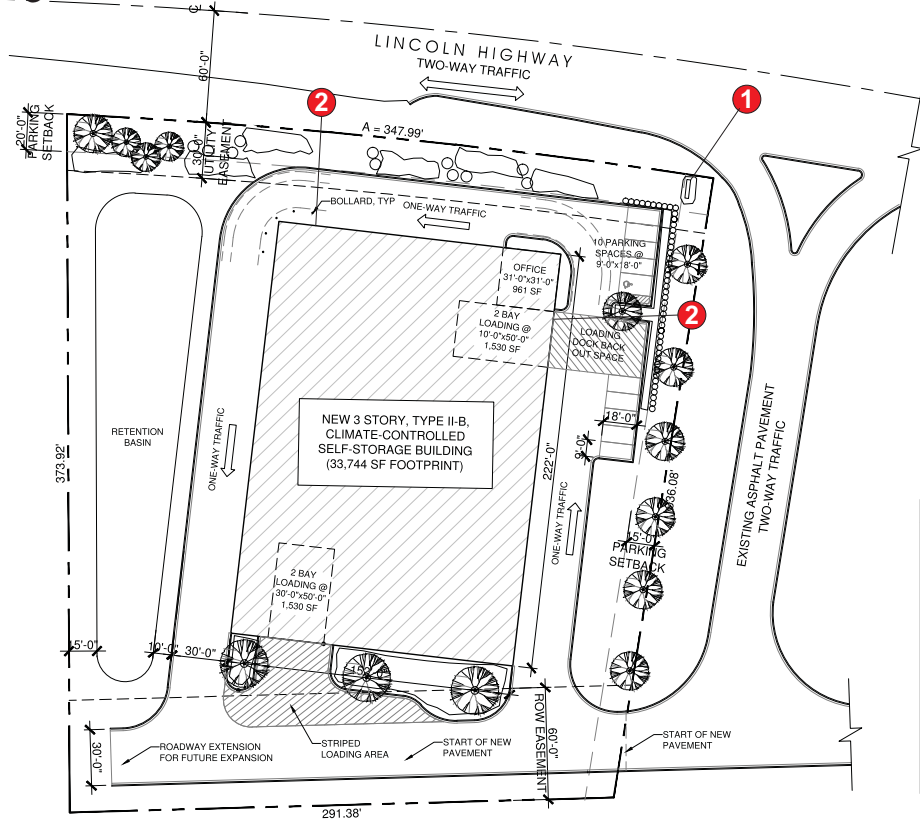
Metro Self Storage



metrostorage.com

2623 LINCOLN HIGHWAY, ST. CHARLES, IL





LEGEND - NEW SIGNAGE

- 1 (1) COMPLETE D/F INT. ILL. MONUMENT SIGN W/ FLEX FACES FULL COLOR 20 MM ELECTRONIC MSG DISPLAY
- 2 (2) COMPLETE S/F INT. ILL. WALL MOUNTED CABINET SIGNS W/ FLEX FACES

PROJECT DATA	
SITE AREA:	113,823 SF
ZONING:	BR
MAX BLDG COV.:	30%
MAX FOOTPRINT:	34,147 SF
BUILDING FOOTPRINT:	33,744 SF
NUMBER OF STORIES:	3 STORIES
GROSS AREA:	101,232 SF
NET STORAGE @ 72%:	72,887 SF
PARKING PROVIDED:	10 SPACES



METRO SELF STORAGE
 2623 LINCOLN HIGHWAY
 ST. CHARLES, IL
 ORDER#:

2623 LINCOLN HIGHWAY
 ST. CHARLES, ILLINOIS

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 PROPERTY OF ADAMS SIGNS UNTIL FULLY PAID FOR. THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



SCALE: SEE ABOVE	DATE: 10-9-15
SALES: DARRYL	ART: RS
DWG. #: 1015011	CKD. :

AS BUILT: CABINET TRIM SIZE:

FACE TRIM SIZE:

**1 Complete D/F Int. III. Monument Sign w/ Flex Faces
D/F Full Color 20 Mm Electronic Message Display**



57.51 SQ. FT.

METRO SELF STORAGE
2623 LINCOLN HIGHWAY
ST. CHARLES, IL
ORDER#:

ACCEPTED BY: _____ DATE: _____

(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 STONE 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.

- COLORS:
- CABINET: 3630-76 HOLLY GREEN (PMS 357)
 - FACE BKGD: 3630-76 HOLLY GREEN
 - PHONE: 3630-125 GOLDEN YELLOW
 - KEY LOGO: 3630-125 GOLDEN YELLOW, WHITE
 - BALANCE OF COPY: WHITE
 - ☒ REVEAL: TBD
 - ☒ POLE COVER: STONE VENEER TBD
 - ☒ POLE COVER CAP: TBD

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 PROPERTY OF ADAMS SIGNS UNTIL FULLY PAID FOR.

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



ADAMS ELECTRIC SIGNS
CHICAGO, IL

SCALE: 1:20 DATE: 10-9-15
SALES: DARRYL ART: RS
DWG. #: 1015011 CKD. :

AS BUILT: CABINET TRIM SIZE:

FACE TRIM SIZE:



99 SQ. FT.

(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
 - KEY LOGO: 3630-125 GOLDEN YELLOW, WHITE
 - BALANCE OF COPY: WHITE

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 PROPERTY OF ADAMS SIGNS UNTIL FULLY PAID FOR.

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



ADAMS ELECTRIC SIGNS
CHICAGO, IL

SCALE: 1/2" = 1'-0"

DATE: 10-9-15

SALES: DARRYL

ART: RS

DWG. #: 1015011

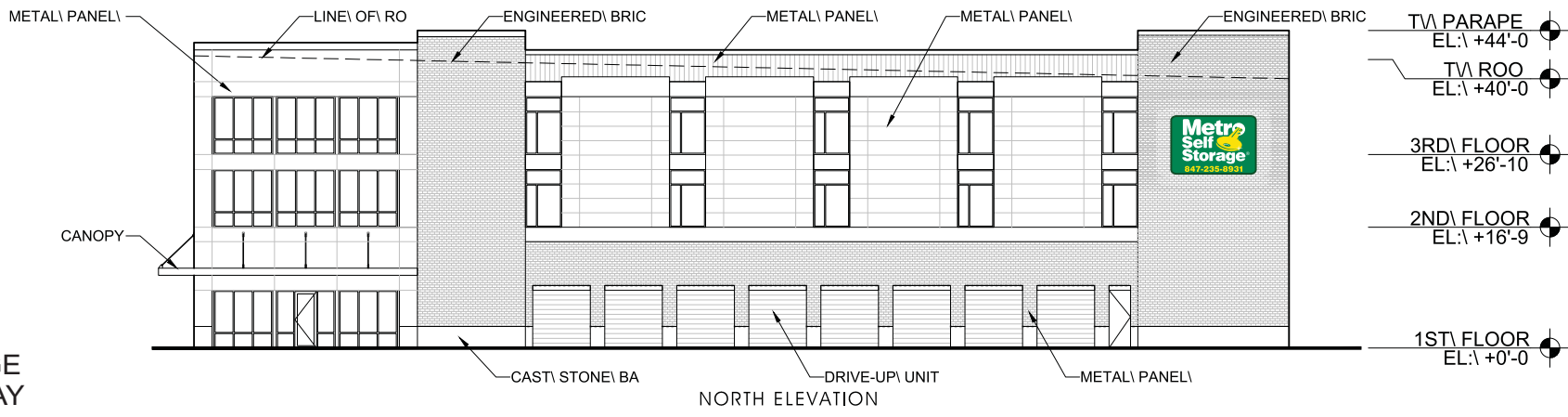
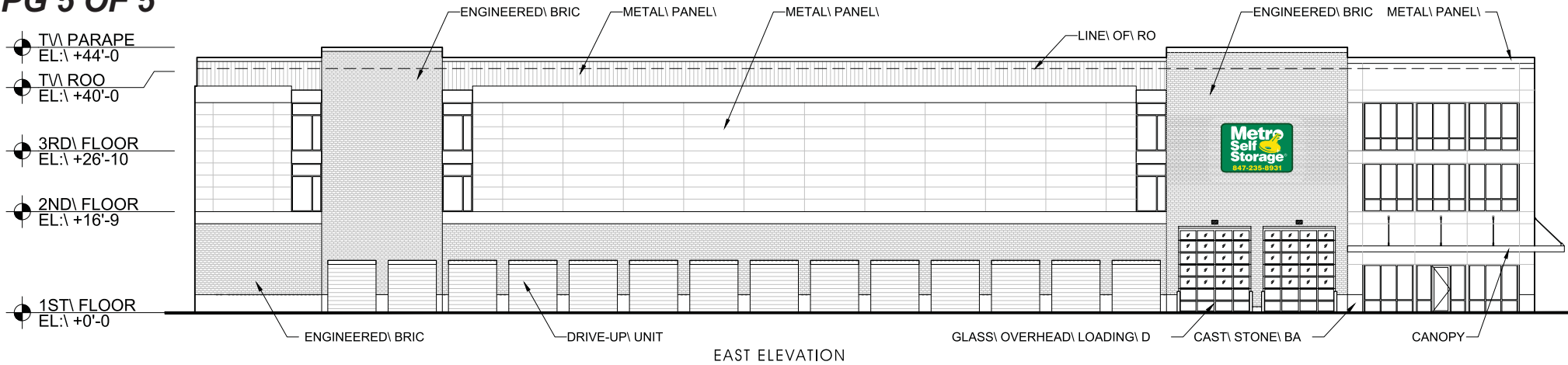
CKD. :

AS BUILT: CABINET TRIM SIZE:

FACE TRIM SIZE:

Note: this sign plan does not reflect the revised architectural elevations.

PG 5 OF 5



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 PROPERTY OF ADAMS SIGNS UNTIL FULLY PAID FOR.

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



ADAMS ELECTRIC SIGNS
CHICAGO, IL

SCALE: 1/16" = 1'-0"

DATE: 10-9-15

SALES: DARRYL

ART: RS

DWG. #: 1015011

CKD. :

AS BUILT: CABINET TRIM SIZE:

FACE TRIM SIZE:

This type of product will be used for the retaining wall, in a color that coordinates with the building's masonry

Standard Unit Series



THE KEYSTONE STANDARD UNIT IS AN AMERICAN ORIGINAL.

The product that started the industry is still the industry leader for tall walls and critical structures.

The height-to-depth ratio of the Keystone Standard unit delivers a structurally sound, engineered wall system with superior construction stability, durability, and strength. Architects, engineers, and contractors rely on the Keystone Standard unit to stand strong when the safety and security of their wall designs matter.

	Standard I		Standard II	Standard III	
Unit Height	8" (200mm)		8" (200mm)	8" (200mm)	
Unit Width	18" (455mm)		18" (455mm)	18" (455mm)	
Unit Depth	18" (455mm)	21" (533mm)	18" (455mm)	18" (455mm)	21" (533mm)
Face Area per Unit	1SF (.093m ³)		1SF (.093m ³)	1SF (.093m ³)	
Unit Weight	95-125lbs (43-56kg)		93-115lbs (42-53kg)	90-100 lbs (41-45kg)	
Volume of Voids to Tail	0.70 ft ³ /ft ² (0.21m ³ /m ²)	0.90 ft ³ /ft ² (0.27m ³ /m ²)	0.70 ft ³ /ft ² (0.21m ³ /m ²)	0.81 ft ³ /ft ² (0.25m ³ /m ²)	1.01 ft ³ /ft ² (0.31m ³ /m ²)
Volume of Voids to 24" depth	1.20 ft ³ /ft ² (0.37m ³ /m ²)	1.16 ft ³ /ft ² (0.36m ³ /m ²)	1.20 ft ³ /ft ² (0.37m ³ /m ²)	1.31 ft ³ /ft ² (0.40m ³ /m ²)	1.26 ft ³ /ft ² (0.38m ³ /m ²)
Fiberglass Pin	Straight Pin				

NOTE: UNIT WEIGHTS, DIMENSIONS AND AVAILABILITY VARY BY MANUFACTURER. PLEASE CONTACT YOUR LOCAL REPRESENTATIVE.



Standard I
Tri-plane



Standard I
Straight



Standard II
Tri-plane



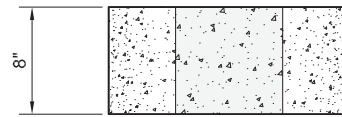
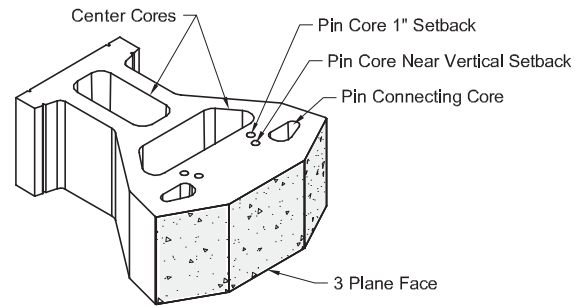
Standard II
Straight



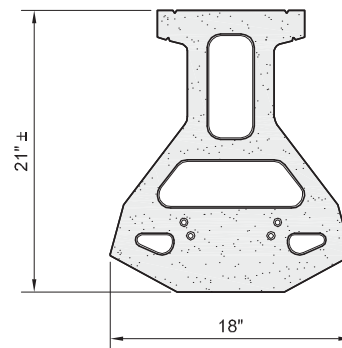
Standard III
Tri-plane



Standard III
Straight



3 Plane Standard I Unit Elevation



The information contained herein has been compiled by Keystone® Retaining Wall Systems, Inc. and to the best of our knowledge, accurately represents the Keystone product use in the applications which are illustrated. Final determination of the suitability for the use contemplated and its manner of use are the sole responsibility of the user. Structural design and analysis shall be performed by a qualified engineer.



DESIGN AND BUILD WITH CONFIDENCE. The Keystone Compac is the perfect choice when the deep embedment length of the Keystone Standard unit is not required. An installer's favorite, its lighter weight and shorter tail design make it easy to handle.

	Compac I	Compac II	Compac III
Unit Height	8" (200mm)	8" (200mm)	8" (200mm)
Unit Width	18" (455mm)	18" (455mm)	18" (455mm)
Unit Depth	12" (300mm)	12" (300mm)	12" (300mm)
Face Area per Unit	1SF (.093m ³)	1SF (.093m ³)	1SF (.093m ³)
Unit Weight	81-95lbs(37-43kg)	78-91lbs (35-41kg)	69-77lbs (31-35kg)
Volume of Voids to Tail	0.30 ft ³ /ft ² (0.09m ³ /m ²)	0.35 ft ³ /ft ² (0.11m ³ /m ²)	0.41 ft ³ /ft ² (0.13m ³ /m ²)
Volume of Voids to 12" depth	1.30 ft ³ /ft ² (0.40m ³ /m ²)	1.35 ft ³ /ft ² (0.41m ³ /m ²)	1.41 ft ³ /ft ² (0.43m ³ /m ²)
Fiberglass Pin	Straight Pin		

NOTE: UNIT WEIGHTS, DIMENSIONS AND AVAILABILITY VARY BY MANUFACTURER. PLEASE CONTACT YOUR LOCAL REPRESENTATIVE.



Compac I
Tri-plane



Compac I
Straight



Compac II
Tri-plane



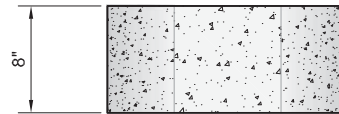
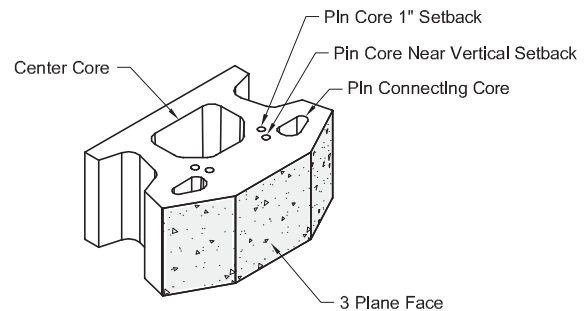
Compac II
Straight



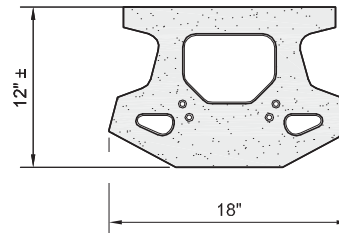
Compac III
Tri-plane



Compac III
Straight



3 Plane Compac II Unit Elevation



3 Plane Compac II Unit Plan

ALTERNATE FACE TEXTURES NOTE: PRODUCT VERSIONS VARY BY MANUFACTURER. PLEASE CONTACT YOUR LOCAL REPRESENTATIVE.



Hewnstone



Victorian



The information contained herein has been compiled by Keystone® Retaining Wall Systems, Inc. and to the best of our knowledge, accurately represents the Keystone product use in the applications which are illustrated. Final determination of the suitability for the use contemplated and its manner of use are the sole responsibility of the user. Structural design and analysis shall be performed by a qualified engineer.



October 22, 2015

Ms. Ellen Johnson
Planner
City of St Charles
2 East Main St
St Charles IL 60174

Re: Proposed Metro Storage - 2326 Lincoln Hwy.

Dear Ellen,

Please find below the requested parking relief and associated Metro Facility Parking Information supporting the proposed parking spaces.

(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 10 off-street parking spaces (nine 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 10 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 10 parking spaces has avoided making the parking area a prominent feature of the facility.

Self Storage as a whole is a very low traffic generator as determined by the Institute of Traffic Engineers. Metro tries to balance site design with customer parking needs and we have found that our operations require fairly limited amounts of designated parking spaces. I've attached copies of site plans of several of our recent facilities that depict the following information.

- Bannockburn, IL – 8 Parking Spaces – 94,660 SF Facility
- Orlando, FL – 11 Parking Spaces – 91,350 SF Facility
- Chadds Ford, PA – 13 Parking Spaces – 117,564 SF Facility
- Lake Bluff, IL – 14 Parking Spaces – 70,750 SF Facility
- Mundelein, IL – 17 Parking Spaces – 108,438 SF Facility
- Chicago, IL – 11 Parking Spaces – 110,500 SF Facility

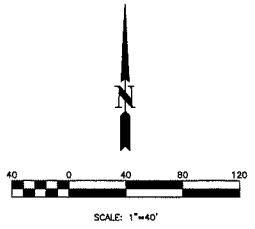
I believe the parking arrangement we are proposing will be sufficient for the traffic we expect at this facility.

Should you require additional information please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Heilman", written over a white background.

Robert Heilman
Vice President of Development
Registered Architect



OFFSHORE CALL JULIE 1-800-892-0123
 24 HOUR 24 HOURS
 365 DAYS
 CITY/TOWNSHIP BANNOCKBURN, ILLINOIS
 SEC. 8 1/4 SEC. 16 RANGE 12S
 48 HOURS BEFORE YOU DIG EXCLUDING SAT., SUN. & HOLIDAYS

SPECIAL NOTE:
 Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

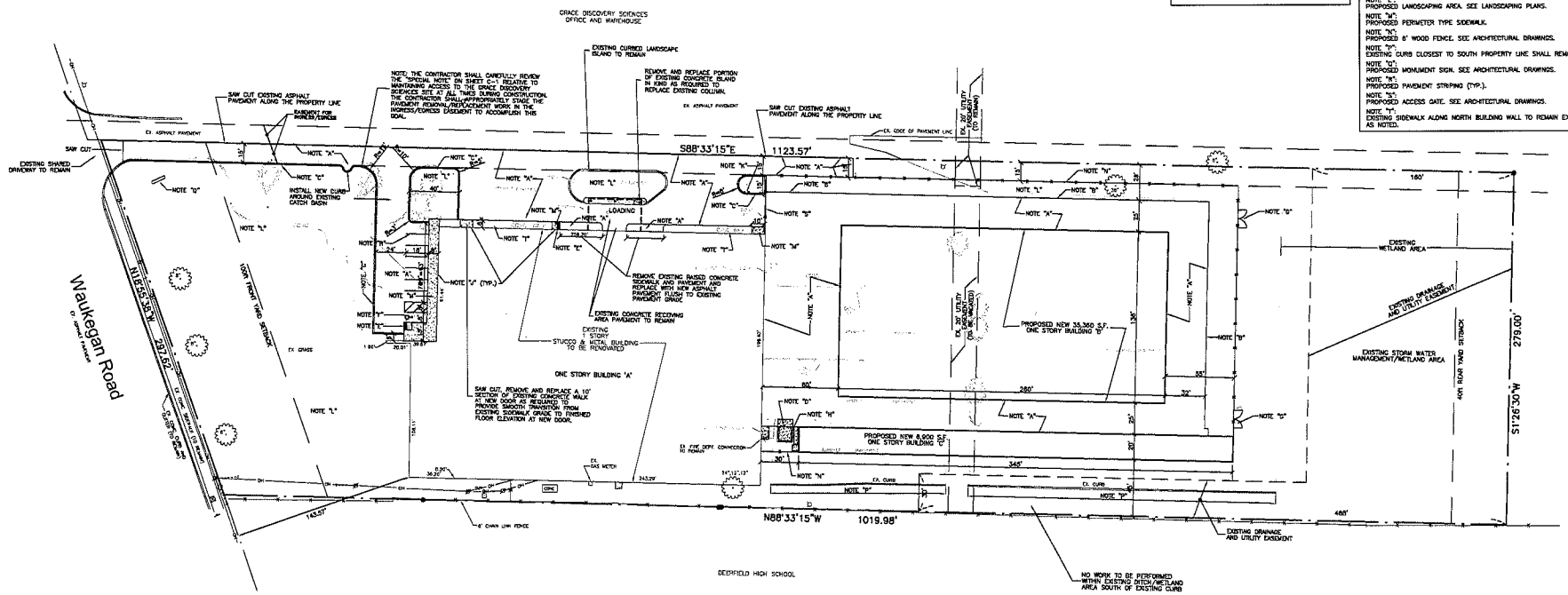
NOTE: ALL TRAFFIC SIGNS ARE TO BE INSTALLED AT 7' MEASURED FROM THE GROUND ELEVATION TO THE BOTTOM OF THE SIGN.
 NOTE: SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS, PARKING LOT LIGHTING, SIGNAGE, FENCING AND LANDSCAPING.
 NOTE: ALL DIMENSIONS ARE TO THE FACE OF SIDEWALK OR FACE OF CURB UNLESS OTHERWISE NOTED.

NOTE: PROPOSED ASPHALT PAVEMENT. SEE DETAIL SHEET C-8.
 NOTE: PROPOSED EDGE OF PAVEMENT. SEE DETAIL SHEET C-8.
 NOTE: PROPOSED CONCRETE PARKING LOT CURB (TYP.)
 NOTE: PROPOSED ASPHALT PAVEMENT FOR TRASH ENCLOSURE AND APPROX. SHALL BE MINIMUM OF 3,500 P.S.I. AND EXTRACTED CONCRETE. IF TRUCK IS SHIP WITH PLANT-MANUFACTURED OR 6" OR 8" ENHANCED STONE BASE ON COMPACTED SUBGRADE (TYP.). SURFACE TO RECEIVE BROWN FINISH AND ONE SEAL COAT.

PAVEMENT MARKING (STRIPE) FOR PARKING LOTS
 A. After paving operations are completed, or when directed by the General Contractor, markings as designated on the drawings may proceed. Markings shall consist of 4" wide lines configured as indicated on drawings. In "Traffic Yellow" color. Traffic paint shall be manufactured by Sherwin Williams, or approved equal. Apply in strict accordance with manufacturer's instructions.
 B. Paint striping work shall include painting of international handicap symbol of designated parking for handicapped, as indicated on drawings.
 C. Protect area against traffic for at least 48 hours after application of striping.

PARKING PROVIDED
 7 STANDARD STALLS (9')
 1 HANDICAP STALLS (18')
 8 STALLS PROVIDED

NOTE: NEW HANDICAP RAMP IN ACCORDANCE WITH ALL ILLINOIS, STATE AND ADA REQUIREMENTS (TYPICAL). RAMP SHALL HAVE 24" WIDE AND INDICATED SOME DETECTABLE MARKING SURFACE. SEE DETAIL.
 NOTE: PROPOSED HANDICAPPED PARKING STALL WITH PAINTED SYMBOL AND POLE SIGN LOCATED AT THE CENTER OF THE STALL.
 NOTE: PROPOSED SWING GATE. SEE ARCHITECTURAL DRAWINGS.
 NOTE: PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS AND DIMENSIONS.
 NOTE: WHERE CONCRETE WALK OR PAVEMENT IS ADJACENT TO FOUNDATION WALL, INSTALL COMPRESSIBLE FILLER (V.A. MATERIAL) BETWEEN FINISHED AND FOUNDATION WALL. CUT BACK AND PROVIDE SEALANT AT BUILDING WALL.
 NOTE: PROPOSED KEY PAD. SEE ARCHITECTURAL DRAWINGS.
 NOTE: PROPOSED LANDSCAPING AREA. SEE LANDSCAPING PLANS.
 NOTE: PROPOSED PERIMETER TYPE SIDEWALK.
 NOTE: PROPOSED 6" WOOD FENCE. SEE ARCHITECTURAL DRAWINGS.
 NOTE: EXISTING CURB CLOSEST TO SOUTH PROPERTY LINE SHALL REMAIN.
 NOTE: PROPOSED MONUMENT SIGN. SEE ARCHITECTURAL DRAWINGS.
 NOTE: PROPOSED PAVEMENT STRIPING (TYP.).
 NOTE: PROPOSED ACCESS DATE. SEE ARCHITECTURAL DRAWINGS.
 NOTE: EXISTING SIDEWALK ALONG NORTH BUILDING WALL TO REMAIN EXCEPT AS NOTED.



SPECIAL NOTE:
 REFER TO THE LANDSCAPE PLAN FOR LOCATIONS AND DETAILS OF THE REMOVAL AND/OR PRESERVATION OF EXISTING LANDSCAPE MATERIALS.

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
 675 N. NORTE COURT PALATKA, ILLINOIS 60067 (647) 525-8410
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 104-000888 EXPIRES 4-30-16

SITE PLAN
METRO SELF-STORAGE
 1951 WAUKEGAN ROAD
 BANNOCKBURN, ILLINOIS

REVISIONS	DATE	DESCRIPTION
1	12-13-15	ISSUED FOR PERMITS
2	1-14-16	ISSUED FOR PERMITS
3	1-14-16	ISSUED FOR PERMITS
4	1-14-16	ISSUED FOR PERMITS

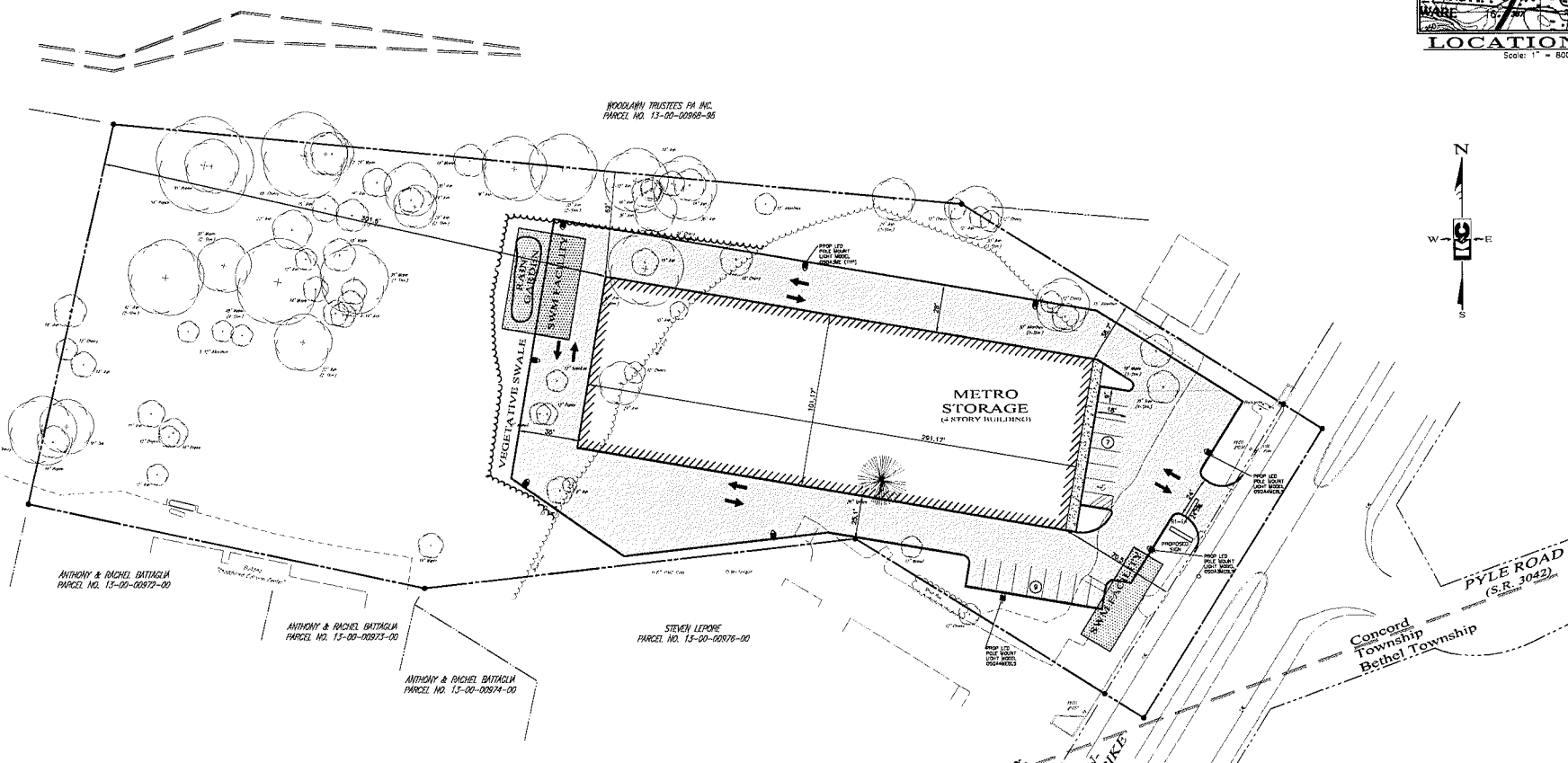
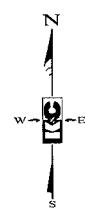
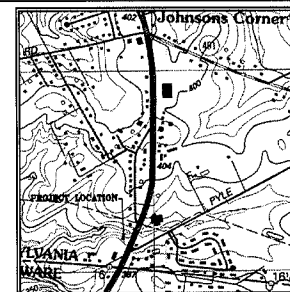
DRAWN BY: JLR
 CHECKED BY: DMK
 DATE: 12-13-15
 SCALE: 1"=40'
 DRAWING NO. C-2
 JOB NO. 13-43

GENERAL NOTES:

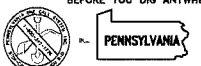
1. AN OUTBOUND, EXISTING FEATURES AND TOPOGRAPHIC SURVEY WAS PREPARED BY BERECH AND SMITH ENGINEERING, INC. IN JANUARY 2019. KELLY & GLOSE CONSULTING ENGINEERS AND SURVEYORS UTILIZED THE SURVEY INFORMATION TO PREPARE A ZONING EXHIBIT PLAN.
2. REFER TO ARCHITECTURAL RENDERINGS FOR BUILDING LAYOUT AND FACADE.
3. ENVIRONMENTAL DESIGN SERVICES, INC. PERFORMED A FIELD SURVEY TO VERIFY THAT WETLANDS WERE NOT PRESENT ON SITE. THE SURVEY WAS PERFORMED ON FEBRUARY 12, 2019.
4. THERE ARE CURRENTLY NO STRUCTURES ON SITE. PER HISTORICAL RESEARCH THE SITE WAS PREVIOUSLY DEVELOPED WITH RESIDENTIAL STRUCTURES IN THE 1940'S, 1960'S AND 1970'S. CURRENTLY THE SITE CONTAINS AN OILY SEPTIC SYSTEM AND WATER SOURCE THAT WILL BE FIELD VERIFIED DURING THE LAND DEVELOPMENT PHASE. ON LOT DRAINAGE AND CONNECTION TO PUBLIC WATER ARE PROPOSED FOR THE CONSTRUCTION OF A INDOOR STORAGE FACILITY.
5. UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. REPAIR OF DAMAGED UTILITIES ON THE PROPERTY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY PA-1-CALL SYSTEM AT LEAST 3 DAYS PRIOR TO THE START OF CONSTRUCTION.

APPLICANT/OWNER
 METRO STORAGE, LLC
 13928 W. BOULTON BLVD
 LAKE FOREST, ILLINOIS 60045

STATEMENT OF INTENT
 THE PURPOSE OF THIS PLAN IS TO PERMIT A PROPOSED FOUR (4) STORY INDOOR STORAGE FACILITY (SELF-STORAGE FACILITY) WITH ASSOCIATED SITE IMPROVEMENTS SUCH AS PARKING, LANDSCAPING AND LIGHTING. CURRENTLY THERE IS AN EXISTING DRIVEWAY ACCESS TO THE SITE ALONG WILMINGTON WEST CHESTER PIKE (S.R. 0202). THE PROPOSED LAND DEVELOPMENT WILL UTILIZE THE EXISTING DRIVEWAY ACCESS ALONG WILMINGTON WEST CHESTER PIKE (S.R. 0202).
 A INDOOR STORAGE FACILITY IS NOT A USE BY RIGHT DEVELOPMENT AND WILL REQUIRE A SPECIAL EXCEPTION.



PROJECT SIGNAL No. 1 XX-XXXX-KKXX
BEFORE YOU DIG ANYWHERE



STOP! CALL 1-800-242-1778
 OR VISIT PENNDOT.PA.GOV
 PA LAW REQUIRES A PERMITTED SIGN BEFORE CONSTRUCTION BEGINS ON ANY PUBLIC ROAD OR HIGHWAY. PENNDOT WILL REMOVE ANY UNPERMITTED SIGNS FROM ANY ROAD OR HIGHWAY. PENNDOT WILL NOT BE RESPONSIBLE FOR DAMAGE TO ANY UNPERMITTED SIGNS.

Luminaire Schedule						
Symbol	Qty	Layout	Arrangement	Luminaire/Lamp	LL*	Total Watts
1	9	OSGGA 300L	SINGLE	11330	0.300	872
2	1	OSGGA 200L BL'S	SINGLE	3880	0.300	112
3	7	OSGGA 300L BL'S	SINGLE	2917	0.300	124

* Footcandle calculated using predicted lumen value after 30K hours of operation

Layout	Area	Watts	Foot-Candle	Foot-Candle
PAVED	1.38	1.22	0.2	0.75
			16.92	

Pole Schedule
 (P) P64R52CV10K (P) 3" X 4" X 125" STFL SQUARE POLY F)
 Proposed poles meet 110 MPH sustained winds.

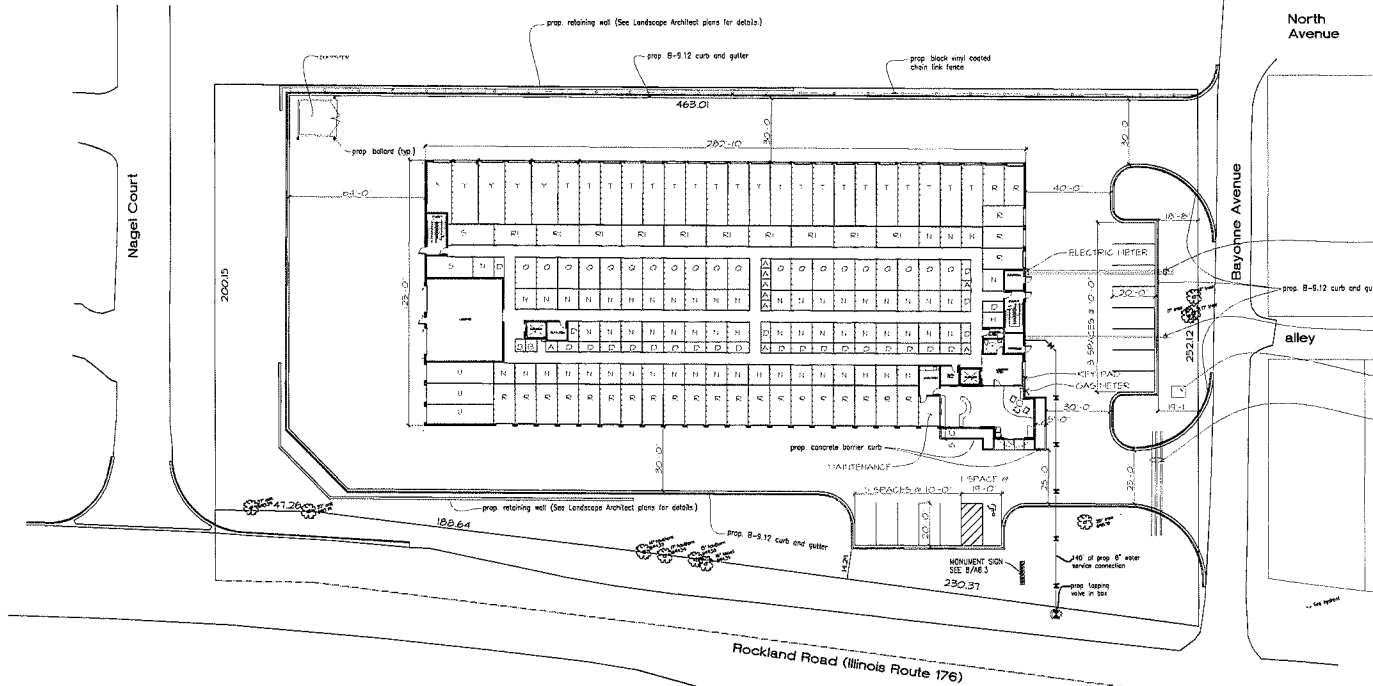
K&G

KELLY & GLOSE ENGINEERS
 CONSULTING ENGINEERS & SURVEYORS
 1705 WILMINGTON PIKE, SUITE 300
 CONCORD TOWNSHIP, DELAWARE COUNTY, PA 17305
 TEL: 717.338.8274
 FAX: 717.338.8274

ZONING EXHIBIT PLAN

METRO STORAGE
 WILMINGTON WEST CHESTER PIKE (S.R. 0202)
 CONCORD TOWNSHIP
 DELAWARE COUNTY, PENNSYLVANIA

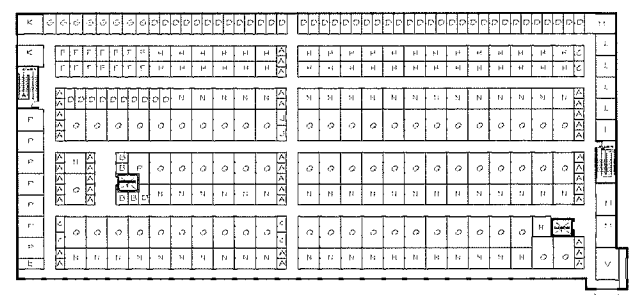
SHEET
3



NARROW TRENCHES WHERE HAND HELD EQUIPMENT IS USED FOR COMPACTING PLACE BACK FILL IN 6" RICH TAMPED LOOSE LISTS AT 10" TO 12" VERTICAL SPACING. CONTENT TRENCHES WHERE HEAVY EQUIPMENT IS USED FOR COMPACTING PLACE BACK FILL IN 3" RICH TAMPED LOOSE LISTS AT 10" TO 12" VERTICAL SPACING. SEE GEOTECH REPORT FOR ACCEPTABLE FILL MATERIAL.

- (2) 4" SLEEVES ELECTRIC
- (1) 8" SLEEVES FIRE/IRRIGATION
- (1) 1" SLEEVES SIGN
- (2) 4" SLEEVES LAMP SPRINKLERS
- ELECTRIC TRANSFORMER (PAD SPACE)
- (2) 4" SLEEVES ELECTRIC
- (2) 4" SLEEVES LAMP SPRINKLERS
- (1) 1" SLEEVES SIGN ELECTRIC

note:
Water and sanitary service connections possibly to have further exterior branches as architect desires



2ND FLOOR
SCALE: 1/8" = 1'-0"

UNIT MIX SCHEDULE THREE STORY									
UNIT	AREA SQ FT	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	TOTAL SQ FT
A	5 x 5	25	4	42	21	1275			
B	7 x 5	35	2	4	6	450			
C	5 x 5	25	2	4	2	250			
D	5 x 10	50	25	51	36	3800			
E	5 x 2	10	0	1	1	60			
F	40 x 1	40	0	14	14	1710			
G	60 x 10	60	0	1	2	500			
H	1 x 10	10	1	66	34	2100			
I	15 x 45	225	0	2	2	615			
J	11 x 2	22	0	2	2	210			
K	10 x 10	100	0	2	2	450			
L	15 x 10	150	0	2	2	450			
M	15 x 10	150	0	2	2	450			
N	10 x 15	150	0	10	10	2250			
O	10 x 10	100	0	8	8	900			
P	10 x 10	100	20	18	18	1500			
Q	10 x 20	200	25	0	25	5000			
R	20 x 10	200	0	0	0	2000			
S	10 x 22	220	2	0	2	440			
T	10 x 30	300	20	0	20	6000			
U	10 x 12	120	3	0	3	900			
V	17 x 2	34	1	0	1	360			
W	18 x 24	432	1	0	1	2070			
X	12 x 30	360	4	0	4	1440			
TOTALS		164	11	49	52	52940			

URBAN & ASSOCIATES ARCHITECTS INC.
 2899 ILLINOIS ROAD, NORTH BUCKLE, ILLINOIS 60064
 (708) 239-9970
 WWW.URBANASSOCIATES.NET

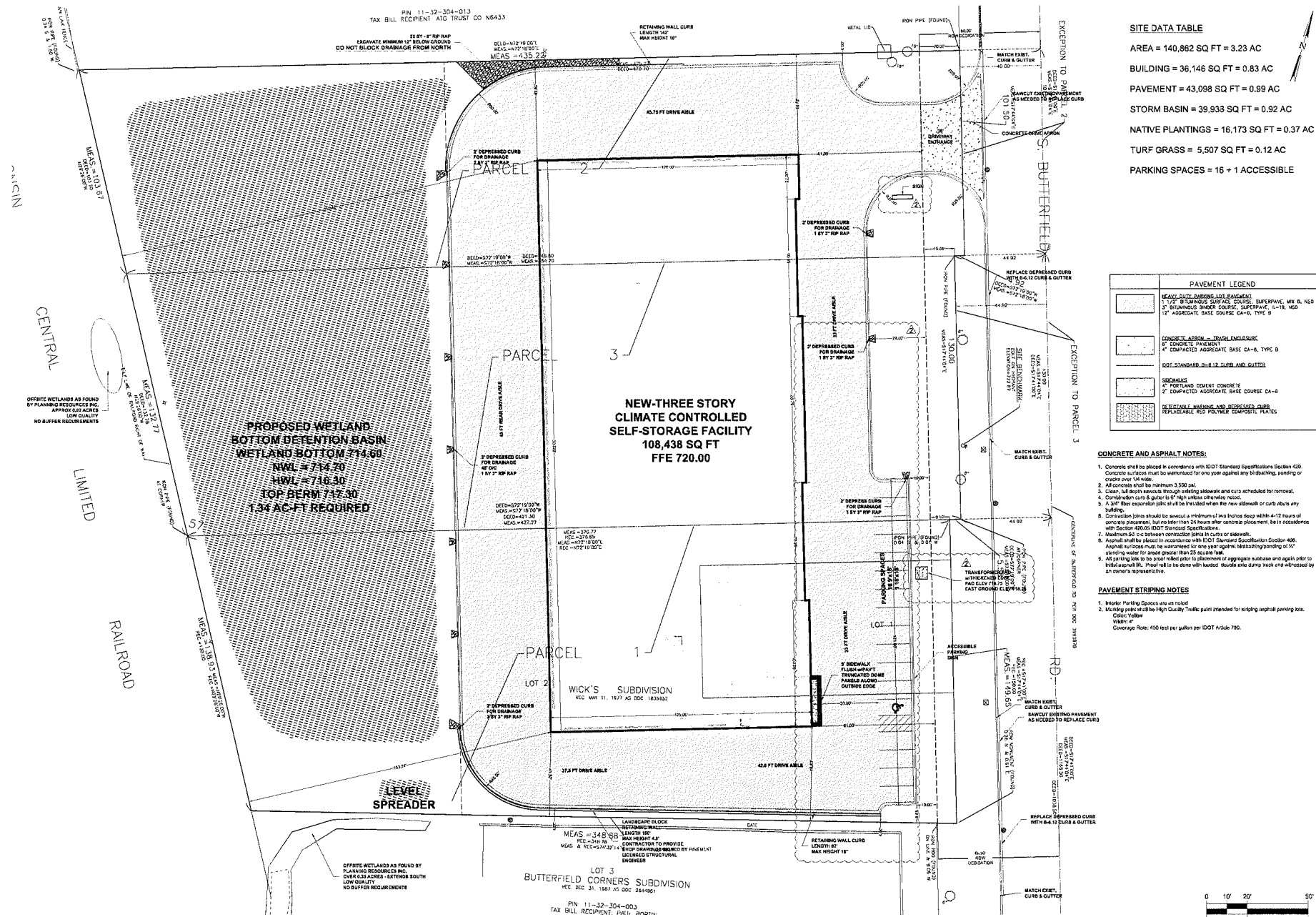
PROJECT NAME
METRO SELF STORAGE
 LAKE BUFF, ILLINOIS 60044

SHEET TITLE
 SITE PLAN - UNIT MIX

SCALE 1/8" = 1'-0"
DATE 04/07
DRAWN BY C.V.
CHECKED BY C.V.

APPROVED FOR THE PROJECT:
 PROJECT MANAGER: [Signature]
 ARCHITECT: [Signature]
 DATE: 04/07/07

DIVISION LEADER: [Signature]
 DRAWING NUMBER: A10



SITE DATA TABLE

AREA = 140,862 SQ FT = 3.23 AC

BUILDING = 36,146 SQ FT = 0.83 AC

PAVEMENT = 43,098 SQ FT = 0.99 AC

STORM BASIN = 39,933 SQ FT = 0.92 AC

NATIVE PLANTINGS = 16,173 SQ FT = 0.37 AC

TURF GRASS = 5,507 SQ FT = 0.12 AC

PARKING SPACES = 16 + 1 ACCESSIBLE

PAVEMENT LEGEND

- HEAVY-DUTY PARKING LOT PAVEMENT
- 1" 1/2" BITUMINOUS SURFACE COURSE, SUPERPAVE, MIX B, NDO
- 3" BITUMINOUS UNDER COURSE, SUPERPAVE, MIX B, NDO
- 1" AGGREGATE BASE COURSE, G-8.5, TYPE B
- CONCRETE ASPHALT - TRAFFIC ENCODING
- 3" CONCRETE (PAVEMENT)
- 4" COMPACTED AGGREGATE BASE, CA-4, TYPE B
- DOT STANDARD 8-1.2 CURB AND GUTTER
- SOIC/ALUM
- 4" HOTLAND CEMENT CONCRETE
- 3" COMPACTED AGGREGATE BASE COURSE, CA-8
- REPLACEABLE MARIANNE AND DEGRADED CURB
- REPLACEABLE RD POLYMER COMPOSITE PLATES

- CONCRETE AND ASPHALT NOTES:**
- Concrete shall be placed in accordance with IDOT Standard Specifications Section 400.
 - Concrete surfaces must be maintained for one year against any subsiding, jointing or cracks over 1/4" wide.
 - All concrete shall be maximum 3,500 psi.
 - Clear, full depth repairs through existing slabs and curbs scheduled for removal.
 - Construction joints to be 10' high unless otherwise noted.
 - A 3/4" Bee expansion joints shall be placed when the new sidewalk or curb abuts any existing.
 - Construction joints should be spaced a minimum of two inches deep within 4-12 hours of concrete placement, but no later than 24 hours after concrete placement, be in accordance with Section 400.05 IDOT Standard Specifications.
 - Maximum 50 cc section contraction joints in curbs or sidewalks.
 - Asphalt shall be placed in accordance with IDOT Standard Specifications Section 400.
 - Asphalt surfaces must be warranted for one year against subsiding/jointing of 1/4" standing water for areas greater than 25 square feet.
 - All parking lots to be proof rolled prior to placement of aggregate subbase and again prior to hot-lay-out. Proof roll to be done with loaded double end dump truck and witnessed by a owner's representative.

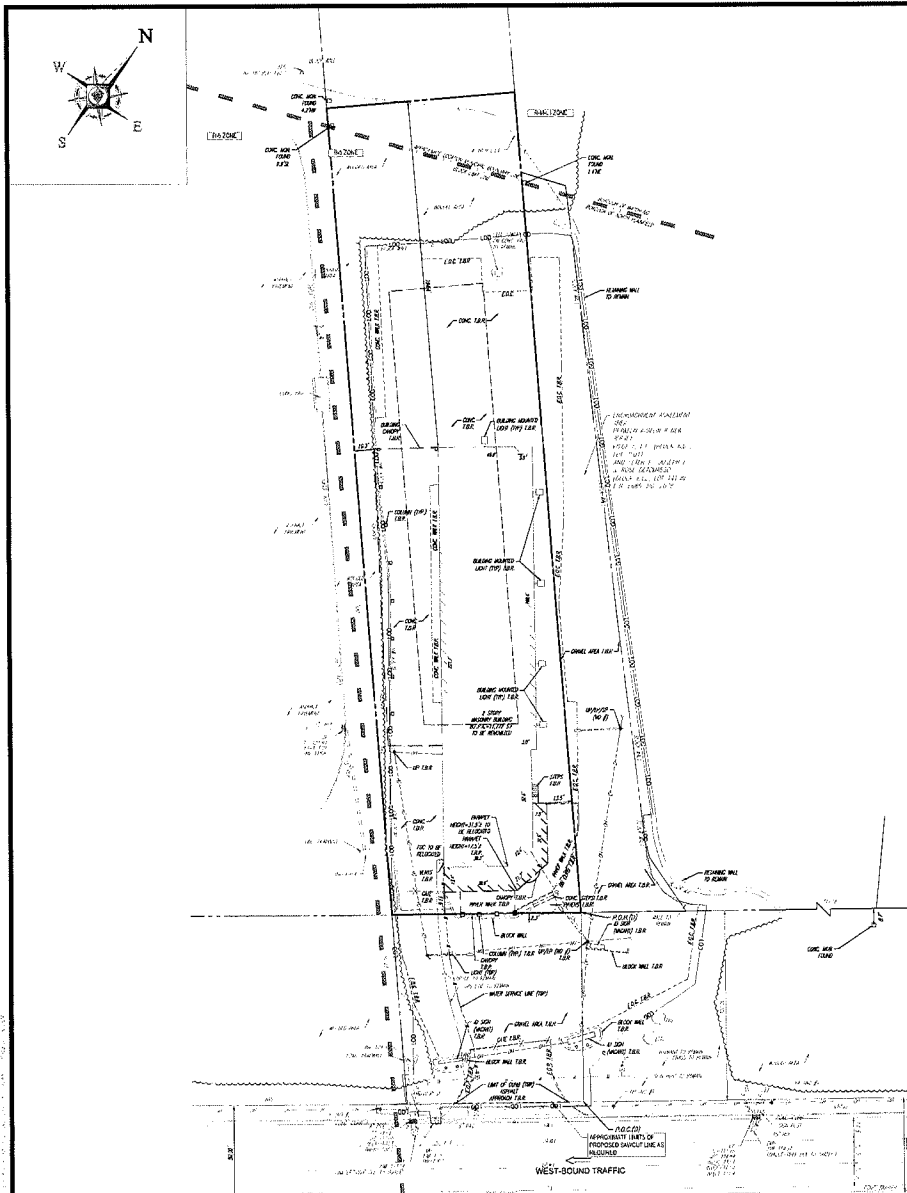
- PAVEMENT STRIPING NOTES**
- Interior Parking Spaces are as noted.
 - Marking paint shall be High Quality Traffic paint intended for striping asphalt parking lots.
- Color: Yellow
Width: 4"
Coverage Rate: 450 feet per gallon per IDOT Article 790.

DATE	REVISIONS
	1. PREPARED
	2. REVISED
	3. REVISED
	4. REVISED
	5. REVISED
	6. REVISED
	7. REVISED
	8. REVISED
	9. REVISED
	10. REVISED

BCI
 BONO CONSULTING, INC.
 CIVIL ENGINEERS
 13660 S. BUTTERFIELD ROAD, SUITE 310
 MUNDLEIN, ILLINOIS 60130
 TEL: (815) 823-3388
 FAX: (815) 823-3389
 WWW.BONOCONSULTING.COM

GEOMETRIC PLAN
 NEW METRO SELF STORAGE
 13660 S. BUTTERFIELD ROAD, MUNDELEIN, ILLINOIS

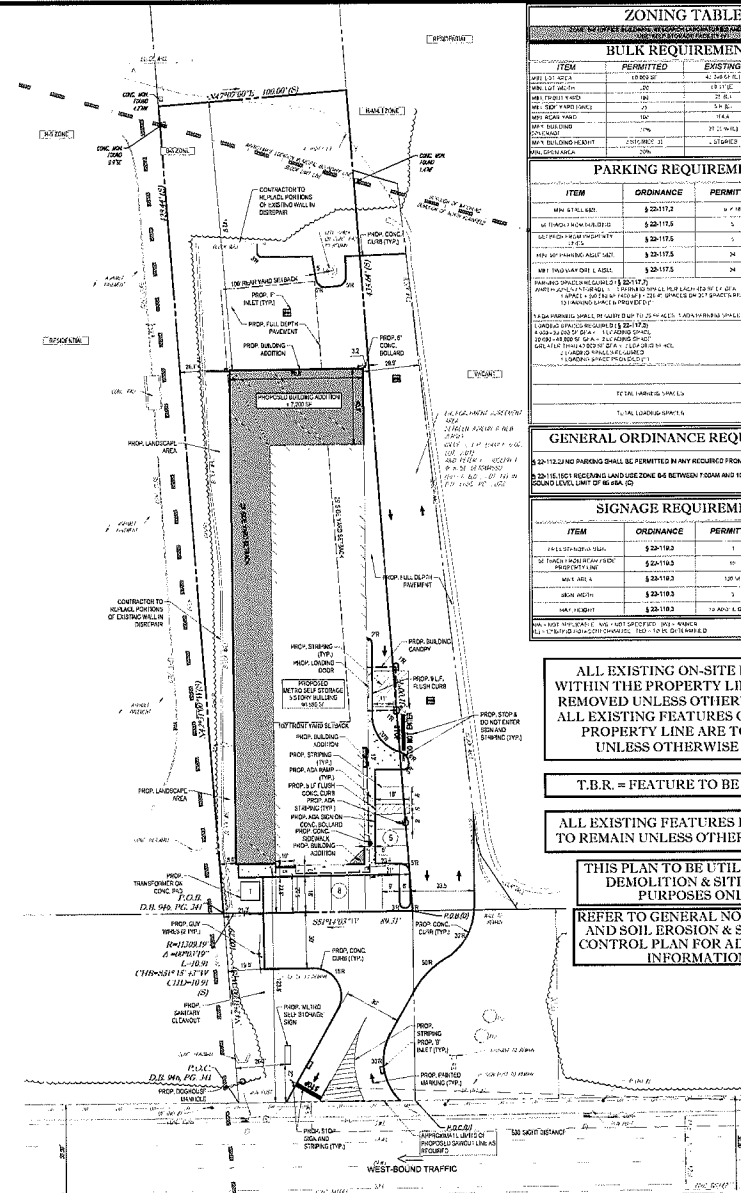
PROJECT NO.: 14679
 SHEET FILE: C-1
 SHEET NO.: 14679
 DATE: JUNE 19, 2013
 SCALE: 1"=40'



NEW JERSEY STATE HIGHWAY ROUTE 22

(ASPHALT PAVEMENT)
(VARIABLE WIDTH)
(FKA. N.J.S.A. ROUTE 28)
(50 MPH SPEED LIMIT)

DEMOLITION PLAN



NEW JERSEY STATE HIGHWAY ROUTE 22

(ASPHALT PAVEMENT)
(VARIABLE WIDTH)
(FKA. N.J.S.A. ROUTE 28)
(50 MPH SPEED LIMIT)

SITE PLAN

ZONING TABLE
ITEMS PERMITTED BY SPECIAL ZONING DISTRICTS

BULK REQUIREMENTS			
ITEM	PERMITTED	EXISTING	PROPOSED
MAX. LOT AREA	100%	100%	100%
MIN. FRONT YARD	20'	15'	20'
MIN. SIDE YARD	5'	5'	5'
MIN. REAR YARD	10'	10'	10'
MAX. BUILDING HEIGHT	35'	35'	35'
MAX. BUILDING FOOTPRINT	75%	75%	75%
MAX. GROUND COVER	30%	30%	30%

PARKING REQUIREMENTS			
ITEM	ORDINANCE	PERMITEE	PROPOSED
MIN. # OF SPACES	\$ 20-1112	17	17
MAX. # OF SPACES	\$ 20-1112	17	17
MIN. SIDE YARD	\$ 20-1112	5'	5'
MIN. REAR YARD	\$ 20-1112	10'	10'
MIN. FRONT YARD	\$ 20-1112	20'	20'

GENERAL ORDINANCE REQUIREMENTS			
ITEM	ORDINANCE	PERMITEE	PROPOSED
MIN. FRONT YARD	\$ 20-1112	20'	20'
MIN. SIDE YARD	\$ 20-1112	5'	5'
MIN. REAR YARD	\$ 20-1112	10'	10'
MAX. BUILDING HEIGHT	\$ 20-1112	35'	35'
MAX. GROUND COVER	\$ 20-1112	30%	30%

SIGNAGE REQUIREMENTS			
ITEM	ORDINANCE	PERMITEE	PROPOSED
MAX. SIGN AREA	\$ 20-1113	1	1
MAX. SIGN HEIGHT	\$ 20-1113	10'	10'
MAX. SIGN WIDTH	\$ 20-1113	15'	15'
MAX. SIGN DISTANCE	\$ 20-1113	100'	100'

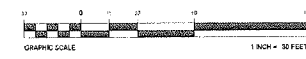
ALL EXISTING ON-SITE FEATURES WITHIN THE PROPERTY LINE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
ALL EXISTING FEATURES OUTSIDE THE PROPERTY LINE ARE TO REMAIN UNLESS OTHERWISE NOTED.

T.B.R. = FEATURE TO BE REMOVED

ALL EXISTING FEATURES IN R.O.W. ARE TO REMAIN UNLESS OTHERWISE NOTED

THIS PLAN TO BE UTILIZED FOR DEMOLITION & SITE PLAN PURPOSES ONLY

REFER TO GENERAL NOTES SHEET AND SOIL EROSION & SEDIMENT CONTROL PLAN FOR ADDITIONAL INFORMATION



BOHLER ENGINEERING
33 TECHNICAL DRIVE
WARREN, NJ 07058
Phone: (908) 564-2001
Fax: (908) 564-2001
www.BohlerEngineering.com

REVISIONS		
REV.	DATE	COMMENT

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROTECT YOURSELF
PRELIMINARY & FINAL SITE PLAN

Metro Self Storage
PROPOSED BUILDING ADDITION & SITE IMPROVEMENTS
351 N.J. 9 ROUTE 22
BLOCK 6 02, LOT 1
BLOCK 6 03, LOT 14
BOROUGH OF WASHINGTON
SOMERSET COUNTY, NEW JERSEY

BOHLER ENGINEERING
33 TECHNICAL DRIVE
WARREN, NJ 07058
Phone: (908) 564-2001
Fax: (908) 564-2001
www.BohlerEngineering.com

B.A. BOHLER
PROFESSIONAL ENGINEER

DEMOLITION PLAN & SITE PLAN

SHEET NUMBER
C-3
OF 9
REVISION 0 - 04/21/2015

PROJECT: METRO STORAGE AIA
CLIENT: METRO STORAGE AIA
DESIGNER: DAVID MICHAEL DAVENPORT AIA
ARCHITECTURE
INTERIOR DESIGN
PLANNING
7627 NARCOOSSEE ROAD
ORLANDO, FLORIDA 32822
PHONE: 407.255.4444
WWW.DMDEV.COM

STATE OF FLORIDA
REGISTERED ARCHITECT
DAVID MICHAEL DAVENPORT AIA
NO. 11484
EXPIRES 12/31/16
ORLANDO, FLORIDA 32822

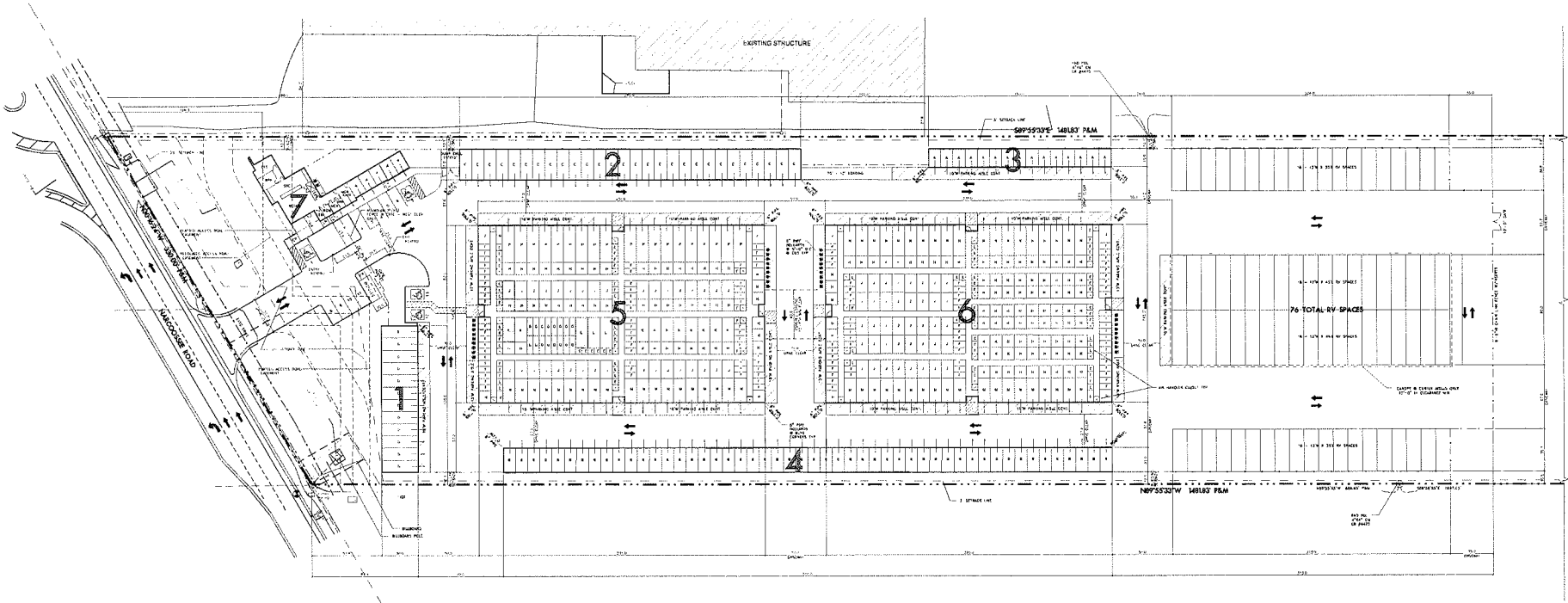
CONTRACT NO.

PROJECT NO.
1504-14-01

DAVID MICHAEL DAVENPORT AIA
ARCHITECTURE
INTERIOR DESIGN
PLANNING
7627 NARCOOSSEE ROAD
ORLANDO, FLORIDA 32822
PHONE: 407.255.4444
WWW.DMDEV.COM



A NEW SELF STORAGE COMPLEX FOR
METRO STORAGE
NARCOOSSEE ROAD FACILITY
7627 NARCOOSSEE ROAD
ORLANDO, FLORIDA 32822



GENERAL USE SCHEDULE									
NO.	DESCRIPTION	AREA (SQ FT)	AREA (SQ YD)	PERCENT	TOTAL AREA (SQ FT)	TOTAL AREA (SQ YD)	PERCENT	REMARKS	DATE
1	Site Area	1,145,000	82,467	100%	1,145,000	82,467	100%		
2	Building Footprint	480,000	34,783	42%	480,000	34,783	42%		
3	Parking Spaces	200,000	14,444	18%	200,000	14,444	18%		
4	Landscaping	150,000	10,938	13%	150,000	10,938	13%		
5	Driveways	100,000	7,273	9%	100,000	7,273	9%		
6	Other	115,000	8,380	10%	115,000	8,380	10%		
TOTAL									
1	Site Area	1,145,000	82,467	100%	1,145,000	82,467	100%		

NOTES:
 1. ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED.
 2. ALL DISTANCES ARE SHOWN UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED.
 4. ALL DISTANCES ARE SHOWN UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED.
 6. ALL DISTANCES ARE SHOWN UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED.
 8. ALL DISTANCES ARE SHOWN UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED.
 10. ALL DISTANCES ARE SHOWN UNLESS OTHERWISE NOTED.



JAMES E. SALOGA

ATTORNEY AT LAW

475 River Bend Road, Suite 201

Naperville, Illinois 60540

Phone 630-728-7566 Facsimile 941-792-1757

E-mail: jamessaloga@aol.com

November 10, 2015

Mr. Mark Koenan, City Administrator
2 E. Main St. St. Charles, IL 60174

Ms. Rita Tungare, Director
Community and Economic Development
2 E. Main St. St. Charles, IL 60174

Via E-Mail: mkoenan@stcharlesil.gov

rtungare@stcharlesil.gov

RE: Metro Self Storage proposal for Self Storage Facility at 2623 Lincoln Hwy. (Subject Property)

Dear Mr. Koenan and Ms. Tungare:

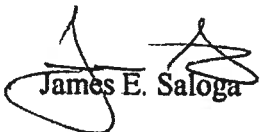
My office represents DGT, LLC and the owners of the property adjacent to the property at 2623 Lincoln Highway under consideration for a proposed Metro Self Storage facility.

The Subject Property was acquired from my clients in 2003 at which time certain exceptions were retained in the deed (copy enclosed) conveying title to the property along with the establishment of the Roadway Easement along the south 60 feet of the Subject Property. The Roadway Easement was suggested by the City of St. Charles in 2003. The deed exceptions also condition any building being subject to the approval of DGT, LLC.

We are in receipt of the Site Plan dated September 28, 2015 and request the following:

1. That the roadway improvements be extended to the west property line of the Subject Property otherwise in conformance with the standards of the City of St. Charles to be completed prior to issuance of any occupancy permit.
2. That the developer include landscaping along the west property line of the Subject Property.
2. That the approval of the project stipulates that there shall be no outside storage.
3. That the modification to the existing PUD and Annexation Agreement shall provide there shall be no recapture of the roadway improvements for the adjacent properties to the south or west of the subject property.

Thank you,


James E. Saloga

CC: Bob Heilman: bheilman@metrostorage.com

**Trustee's Deed
Deed in Trust**

*f/k/a The First National
Bank of Geneva

509291/22 163528

THIS INDENTURE made this 26th
day of December, 2002,
between U.S. Bank, N.A.,* duly
authorized to accept and execute trusts
within the State of Illinois, not
personally but solely as Trustee under
the provisions of a Deed or Deeds in
Trust duly recorded and delivered to
said Bank in pursuance of a certain
Trust Agreement dated the 7th day of
December, 1987, AND known as
Trust Number 2640 party of the first

FILED FOR RECORD
KANE COUNTY, ILL.

2003K001886

2003 JAN -5 AM 10:30

Sandy Wegman

RECORDER

STATE & COUNTY
TAX

STATE OF ILLINOIS



JAN.-6.03

KANE COUNTY

0000012725

REAL ESTATE
TRANSFER TAX

0213450

PP326704

part and CHICAGO TITLE LAND TRUST COMPANY as Trustee under Trust Agreement 111574 dated
December 18, 2002.

Address: 171 N. Clark St. Chicago, IL 60601 (Attn: Land Trust Dept. 4th Floor), party of the second part.
WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 (\$10.00) Dollars and
other good and valuable considerations in hand paid, does hereby convey and quit-claim unto said party of the second part,
the following described real estate situated in Kane County, Illinois, to wit:

LEGAL DESCRIPTION: See Exhibit "A" attached hereto and made a part hereof

COMMON ADDRESS: South side of Route 38 west of Randall Road, St. Charles, Illinois

PERMANENT INDEX NUMBER: 09-32-400-025

SUBJECT TO: Restrictions on Exhibit B attached hereto

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD THE same unto said party of the second part, and to the proper use, benefit and behoof forever of
said party of the second part.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE HEREOF ARE HEREBY INCORPORATED
BY REFERENCED AND MADE A PART HEREOF.

This deed is executed by the party of the first part, as Trustee, pursuant to and in the exercise of the power and authority
granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above
mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust
deeds and/or mortgages upon said real estate, if any, recorded or registered in said county given to secure the payment of
money and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its
name to be signed to these presents by one of its officers and attested by another of its officers, the day and year first above
written.



U.S. Bank, N.A.
as Trustee aforesaid, and not personally

Attest: *Angela McClain*
Angela McClain, Land Trust Officer

By: *Norma J. Haworth*
Norma J. Haworth, Land Trust Officer

Chy 19.00

1

THE POWERS AND AUTHORITY CONFERRED UPON TRUST GRANTEE ARE AS FOLLOWS:

TO HAVE AND TO HOLD (the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms to convey either with or without consideration to convey said real estate or any part thereof to a successor in trust and to grant to such successor or successors in trust all the title of estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, from time to time in possession or reversion, by leases to commence in presenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

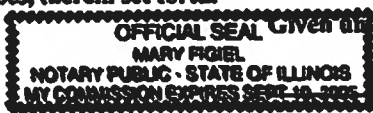
In no case shall any party dealing with said Trustee, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the applications of any purchase money, rent or money borrowed or advanced on said real estate or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, whatsoever shall be charged with notice of this condition from the date of filing for record of this Deed.

This conveyance is made upon the express understanding and condition that neither U.S. Bank, N.A., individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only any interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Trustee the said Trustee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

STATE OF ILLINOIS)
)SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that Norma J. Haworth, Land Trust Officer of U.S. Bank, N.A., and Angela McClain, Land Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers of said Bank respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said Bank, as Trustee for the uses and purposes, therein set forth.



Given under my hand and Notarial Seal this 26th day of December, 2002.

Mary Fiegel
 Notary Public

AFTER RECORDING MAIL TO:	MAIL SUBSEQUENT TAX BILLS TO:	INSTRUMENT PREPARED BY:
John M. Calouzaard Attorney 579 W North Ave #201 Evanston IL, 60126	Brady-Wyke Furniture 2800 Meyers Rd Oak Brook IL 60523	Norma J. Haworth Land Trust Officer 104 N. Oak Park Avenue Oak Park, Illinois 60301

RECORDER - KANE COUNTY, ILLINOIS

PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTION

STATE OF ILLINOIS

COUNTY OF KANE

} SS.

Sherard L. Dempsey, being duly sworn on oath, states that
resides at 170 First Street, Batavia, Ill.

And further states that: (please check the appropriate box)

A. That the attached deed is not in violation of 765 ILCS 205/1 (a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

B. That the attached deed is not in violation of 765 ILCS 205/1 (b) for one of the following reasons: (please circle the appropriate number)

Please circle the number of the paragraph which is applicable to attached deed.

- 1. The division or subdivision of land is into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access;
- 2. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access;
- 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
- 4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
- 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
- 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
- 7. Conveyances made to correct descriptions in prior conveyances;
- 8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
- 9. The sale is of a single lot of less than five acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that his exemption does not invalidate any local requirements applicable to the subdivision of land.

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Kane County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

[Signature]
Signature of Affiant

SUBSCRIBED AND SWORN TO BEFORE ME

this 26 day of Dec, 2002

[Signature]
Signature of Notary Public



**EXHIBIT B
DEED EXCEPTIONS
REVERSIONARY INTEREST
RESERVATION OF EASEMENT
COVENANTS**

1. This conveyance is subject to the following exceptions: 1) general real estate taxes not yet due and payable; 2) Special Assessment confirmed after December 23, 2002; 3) building, building line and use or occupancy restrictions, conditions and covenant of record; 4) zoning law and ordinances; 5) easements and recapture agreements of record; 6) drainage ditches, feeder, lateral and drain tile, pip or other conduit; 7) acts done or suffered by, or judgments against Grantee; 8) the Reversionary Interest and Easement reserved herein below.

2. The property described on Exhibit A shall revert to the Grantor upon the recording of a document entitled Notice of Receipt of Refund Funds signed by the Grantee. This Reversionary Interest shall continue until terminated and shall terminate upon 1) title reverting to the Seller, or 2) the recording of both a subdivision plat and a deed conveying Parcel one from the Grantee to a third party, or 3) written termination signed by the Seller, which ever shall first occur. *GRD*

3. An Easement is hereby reserved over and across the south 60 feet of Parcel One described on Exhibit A for pedestrian and vehicular ingress and egress to and from all properties adjacent to Parcel One (Roadway Easement).

4. Grantee or its successors in interest shall cause a roadway improvement to be installed and maintained within the Roadway Easement prior to occupancy of any improvements on Parcel One. There shall be no recapture of the roadway improvement costs from any adjacent properties.

5 Other than a building to be built by the Grantee for retail furniture store, any building or structure to be built upon the Property is subject to architectural approval of the Grantor, which approval will not be unreasonably withheld *GRD*

EXHIBIT A

PARCEL ONE:

THAT PART OF THE SOUTHEAST QUARTER 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 QUARTER OF SECTION 32, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FIRSTSTAR 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 QUARTER OF SAID SECTION OF SAID FIRSTSTAR TRUST LAND 1068.42 FEET TO THE NORTHWEST CORNER OF SAID FIRSTSTAR 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 07 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 08 DEGREES, 26 MINUTES, 35 SECONDS EAST, 291.36 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, 5 MINUTES, 57 SECONDS TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL TWO

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 32 SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FIRSTSTAR 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 QUARTER OF SAID SECTION OF SAID FIRSTSTAR TRUST LAND 1068.42 FEET TO THE NORTHWEST CORNER OF SAID FIRSTSTAR 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 07 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, THENCE SOUTH 00 DEGREES, 13 MINUTES, 06 SECONDS EAST, 373.92 FEET FOR A POINT OF BEGINNING, THENCE CONTINUING SOUTH 00 DEGREES, 13 MINUTES, 06 SECONDS EAST, 5.00 FEET FOR A POINT OF CURVATURE, THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET, CHORD BEARING SOUTH 29 DEGREES, 40 MINUTES, 55 SECONDS WEST, 141.25 FEET FOR A POINT OF REVERSE CURVATURE, THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET, CHORD BEARING SOUTH 29 DEGREES, 40 MINUTES, 55 SECONDS EAST, 141.25 FEET, THENCE SOUTH 00 DEGREES, 13 MINUTES, 06 SECONDS EAST, 387.78 FEET, THENCE NORTH 88 DEGREES, 26 MINUTES, 16 SECONDS EAST 184.42 FEET, THENCE NORTH 38 DEGREES, 22 MINUTES, 14 SECONDS WEST 140.81 FEET, THENCE NORTH 48 DEGREES, 01 MINUTES, 10 SECONDS EAST, 318.40 FEET, THENCE NORTH 00 DEGREES, 08 MINUTES, 49 SECONDS WEST, 298.39 FEET, THENCE NORTH 88 DEGREES, 26 MINUTES, 35 SECONDS EAST, 89.24 FEET, THENCE NORTH 09 DEGREES, 09 MINUTES, 18 SECONDS EAST, 5.00 FEET, THENCE SOUTH 88 DEGREES, 26 MINUTES, 35 SECONDS WEST, 291.36 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PIN: 09-32-400-025

Located: South side of Ill Route 38; West of Randal Road, St Charles, Ill.

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EXHIBIT "D-IV"