 ST. CHARLES <small>SINCE 1834</small>		AGENDA ITEM EXECUTIVE SUMMARY						
		Title:	Third Amendment to Bricher Commons Annexation Agreement (Metro Storage)					
		Presenter:	Russell Colby					
<i>Please check appropriate box:</i>								
	Government Operations				Government Services			
	Planning & Development				City Council			
X	Public Hearing – 1/19/16							
Estimated Cost:				Budgeted:	YES		NO	
If NO, please explain how item will be funded:								
Executive Summary:								
<p>Metro Storage St. Charles, LLC, contract purchaser, has requested approval of PUD amendment for a Metro Self-Storage facility on a 2.61 acre site within the Bricher Commons PUD. The property is subject to the provisions of the Bricher Commons Annexation Agreement which must be amended in order to permit the development.</p> <p>On 12/14/15, the Planning & Development Committee reviewed and recommended approval of the project and directed staff to schedule a public hearing for an amendment to the Bricher Commons Annexation Agreement (in a vote of 7-1).</p> <p>An annexation agreement is a contractual agreement between the property owner/developer and the City that was signed at the time the property was originally annexed, and each agreement generally has a term of 20 years from the initial annexation of the property. Amending the annexation agreement is an independent City Council consideration in addition to the requested zoning/plan approval. The Council has discretion to approve or deny the annexation agreement amendment.</p> <p>The Bricher Commons Annexation Agreement is proposed to be amended to create a separate agreement specific to the Metro Storage property, as the property is essentially a small out lot of a much larger future development parcel to the south and west. The remainder of the Bricher Commons property will continue to be subject to the existing Annexation Agreement, which expires in 2019.</p> <p>The proposed Annexation Agreement has been reviewed and approved by the applicant and the City's Legal Counsel. An ordinance authorizing the signing of the agreement is listed on the City Council agenda tonight (1/19/16).</p>								
Attachments: <i>(please list)</i>								
Annexation Agreement								
Recommendation / Suggested Action <i>(briefly explain):</i>								
Conduct the public hearing; close if all testimony has been received.								
<i>For office use only:</i>		<i>Agenda Item Number:</i>						

**THIRD AMENDMENT TO ANNEXATION AGREEMENT
(BRICHER COMMONS PUD – METRO STORAGE)**

THIS THIRD AMENDMENT to an Annexation Agreement (hereinafter the “Amendatory Agreement”) is made as of this ____ day of ____ 2016, by the City of St. Charles, an Illinois home rule municipal corporation (hereinafter the “CITY”), Metro Storage St Charles LLC, a Delaware Limited Liability Company (hereinafter the “DEVELOPER”) and UNBEL, LLC (hereinafter the “OWNER”)(the CITY, DEVELOPER, and OWNER are hereinafter sometimes collectively referred to as the “Parties”).

WITNESSETH:

WHEREAS, the CITY has previously entered into a certain Annexation Agreement dated August 4, 1999 (“**1999 Annexation Agreement**”) by and between the CITY OF ST. CHARLES and FIRSTAR BANK ILLINOIS as Trustee under the provisions of Trust No. 2640 dated December 7, 1987 and DGT PARTNERSHIP, recorded as Document Number 1999K094392 in Kane County, Illinois; and

WHEREAS, the CITY has previously entered into a certain Amended Annexation Agreement dated November 15, 1999 (“**First Amendment**”) by and between the CITY OF ST. CHARLES and FIRSTAR BANK of ILLINOIS as Trustee under the provisions of Trust No. 2640 dated December 7, 1987 and DGT PARTNERSHIP, recorded as Document Number 2000K037389 in Kane County, Illinois, which incorporated the real estate legally described in Exhibit “A”, attached hereto and incorporated herein (“**Subject Property**”), into the 1999 Annexation Agreement; and

WHEREAS, the CITY has previously entered into a certain Amended Annexation Agreement dated March 20, 2006 (“**Second Amendment**”) by and between the CITY OF ST. CHARLES and DGT, LLC, recorded as Document Number 2006K056293 in Kane County, Illinois, which did not include the Subject Property; and

WHEREAS, the Subject Property was not included in the Second Amendment and is therefore subject to the 1999 Annexation Agreement and the First Amendment; and

WHEREAS, the OWNER is the owner of record of the Subject Property; and

WHEREAS, the DEVELOPER is the purchaser under contract of the Subject Property and, following its closing on the Subject Property, shall undertake and be fully responsible for the development of the Subject Property in full compliance with the terms and provisions of this Agreement and shall thereupon become the OWNER hereunder; and

WHEREAS, the DEVELOPER, with permission granted from the OWNER, has filed petitions with the CITY (a) to amend the 1999 Annexation Agreement, an (b) to amend the Special Use for Planned Unit Development described in Ordinance No. 1999-Z-11 entitled “An Ordinance Granting a Special Use as a Planned Unit Development (Bricher Commons PUD)”, (“**Bricher Commons PUD**”) and for approval of PUD Preliminary Plans (including a Subdivision Preliminary Plat) in conjunction therewith; and

WHEREAS, pursuant to the provisions of 65 ILCS 5/11-15.1 *et seq.*, a proposed amendment to the 1999 Annexation Agreement, substantially in the form of an Amendatory Agreement, was submitted to the CITY, and a public hearing was held thereon by the CITY on January 19, 2016, pursuant to the notice duly published in the Kane County Chronicle, being a newspaper of general circulation, on December 31, 2015, all as required by law.

NOW, THEREFORE, in consideration of the foregoing premises and of the mutual covenants, conditions and agreements hereinafter set forth, IT IS HEREBY AGREED BY AND BETWEEN THE CITY, DEVELOPER, and OWNER as follows:

1. APPLICABILITY. Except as hereinafter otherwise expressly provided, upon the execution of this Agreement, the provisions of the 1999 Annexation Agreement and First

Amendment shall be superseded by this Agreement with respect to the Subject Property and shall thereafter become null and void and shall have no further force or effect with respect to the Subject Property.

2. ZONING. As soon as reasonably practicable and legally permissible following the execution of this Agreement, the CITY shall adopt and approve all ordinances and take such actions as necessary and appropriate to:

A. BR ZONING: Retain the existing BR Regional Business District zoning classification under Chapter 17.14 of Title 17 of the St. Charles Municipal Code on the Subject Property.

B. PUD: Amend the Bricher Commons PUD with respect to the Subject Property, which amending ordinance shall be in the form and substance of Exhibit “B” attached hereto, entitled “An Ordinance Amending Ordinance No. 1999-Z-11 (Bricher Commons PUD) and Granting Approval of a New Planned Unit Development and PUD Preliminary Plan for Metro Storage, 2623 Lincoln Hwy.” (“**Metro Storage PUD Ordinance**”).

Following the adoption of said ordinances, the Subject Property shall be developed only in accordance with the provisions of this Agreement, the Metro Storage PUD Ordinance (as from time to time amended by the CITY pursuant to application by DEVELOPER), applicable provisions of the CITY’S Municipal Code, to the extent not modified or varied pursuant to this Agreement or the Metro Storage PUD Ordinance, and all other applicable statutes, rules and regulations of the State of Illinois and Kane County, as the same may, from time to time, apply to the development of the Subject Property.

3. TERM. This Agreement shall be effective beginning on the date hereof and shall continue in full force and effect until August 4, 2019, which constitutes a period of twenty (20) years following the date of the 1999 Annexation Agreement.

4. BINDING EFFECT. If OWNER and/or DEVELOPER sells or conveys all or any portion of the Subject Property or otherwise transfers or assigns any of its rights and/or duties hereunder during the term of this Agreement, all of OWNER's and/or DEVELOPER'S obligations specified in this Agreement shall devolve upon and be assumed by such purchaser, grantee, successor or assignee in interest ("**Transferee**"), as to the portion of the Subject Property so conveyed or the specific rights and/or duties so transferred.

5. COVENANT RUNNING WITH THE LAND. This Agreement shall constitute a covenant running with the land and shall be binding upon and inure to the benefit of the Parties hereto and all of their grantees, successors in interest, assignees, and ground lessees.

6. AMENDMENTS AND MODIFICATIONS. OWNER and DEVELOPER agree that the CITY and other appropriate parties may elect to modify the terms of the 1999 Annexation Agreement, First Amendment, and Second Amendment for portions of the Bricher Commons Property, other than the Subject Property, without the consent of OWNER or DEVELOPER or either of them.

7. RECORDING. This Agreement may be recorded in the office of the Kane County Recorder's Office by either party; DEVELOPER shall pay for the recording fee.

8. COUNTERPARTS. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one (1) and the same document.

Metro Storage St Charles LLC
A Delaware Limited Liability Company

By: _____

Title: _____

Attest: _____

Title: _____

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid,
DO HEREBY CERTIFY that _____, _____, and
_____, _____, of _____, a
_____, who are personally known to me to be the same persons whose
names are subscribed to the foregoing instruments as such _____ and _____,
respectively, appeared before me this day in person and acknowledged that they signed and
delivered the said instrument as their own free and voluntary act and as the free and voluntary act
of said corporation, for the uses and purposes therein set forth; and the said _____ then and
there acknowledged that he, as custodian of the records of the corporation, did affix the
corporate seal of said corporation to said instrument as his own free and voluntary act and as the
free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this ___ day of _____, 2016.

Notary Public

UNBEL, LLC
an Illinois Limited Liability Company

By: UNBEL, LLC
Its sole manager

By: _____
Title: _____

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, Manager of UNBEL, LLC, the sole manager of UNBEL, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered this instrument as his own free and voluntary act, and as the free and voluntary act of UNBEL, LLC, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this ____ day of _____, 2016.

Notary Public

The CITY OF ST. CHARLES

By: _____
Mayor

Attest: _____
City Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Raymond P. Rogina, personally known to me to be the Mayor of the City of St. Charles, a municipal corporation, and Nancy Garrison, personally known to me to be the City Clerk of the City of St. Charles, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Mayor and City Clerk of said municipal corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the City Council of the City of St. Charles as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this ____ day of _____, 2016.

Notary Public

EXHIBIT "A"
Legal Description of Subject Property

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

EXHIBIT "B"
Metro Storage PUD Ordinance

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

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

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

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

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

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

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

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

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

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

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

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

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

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's petitions and the evidence presented at the Public Hearing, the City Council hereby finds that the Special Use for Planned Unit Development is in the public interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit "B", which is attached hereto and incorporated herein.

3. That Special Use for Planned Unit Development heretofore granted with respect to the Subject Property by Ordinance No. 1999-Z-11 "An Ordinance Granting a Special Use as a Planned Unit Development (Bricher Commons PUD)" which ordinance approved a planned unit development, shall be null, void and of no further force or effect with respect to the Subject Property.

4. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, incorporated herein as Exhibit "C", such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community & Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code:

- Preliminary Engineering Plan; Bono Consulting, Inc., dated 9/2/2015
- Site Plan; Sullivan Goulette & Wilson, dated 1/17/2015
- Floor Plans; Sullivan Goulette & Wilson, dated 11/11/2015
- Landscape Plan; Wolff Landscape Architecture, dated 1/17/2016
- Architectural Elevations; Sullivan Goulette & Wilson, dated 11/23/2015
- Photometric Plan; Cartland & Kraus Engineering, LTD, not dated
- Sign Plan; Adams Electric Signs, dated 12/29/2015
- Preliminary Plat of Subdivision; Edward J. Molloy & Associates, LTD, dated 9/29/2015

5. The Subject Property shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended (except as specifically varied herein), and subject to the terms, conditions and restrictions set forth herein, as follows:

- a. The Subject Property shall be subject to the requirements of the BR Regional Business Zoning District, as amended, and all other applicable requirements of the St. Charles Zoning Ordinance, as amended, except as specifically varied in the "PUD Deviations" attached hereto and incorporated herein as Exhibit "D".

- b. There shall be no outside storage on the Subject Property.
- c. Landscaping shall be provided along the west and south property lines as depicted on the PUD Preliminary Plan.
- d. Prior to the issuance of a building permit for the Subject Property, a Final Plat of Subdivision shall be submitted to the City for approval and shall be recorded, and said Final Plat shall provide a 60 ft. wide cross-access easement along the entire south property line of the subject property.
- e. Development of the lot shall include a 30 ft. wide paved access drive extending from the east to west property line of subject property, as depicted on the PUD Preliminary Plan.
- f. The properties adjacent to the south and west lines of the Subject Property shall not be subjected to any recapture for the roadway improvements installed on the Subject Property.
- g. A sidewalk shall be provided along Illinois Route 38 for the entire frontage of the subject property, subject to the review and approval of the Illinois Department of Transportation.

6. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

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

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

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

Raymond P. Rogina, Mayor

Attest:

Nancy Garrison, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: _____

APPROVED AS TO FORM:

City Attorney

DATE: _____

EXHIBIT "A"

LEGAL DESCRIPTION

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

EXHIBIT "B"

CRITERIA FOR PLANNED UNIT DEVELOPMENTS

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

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

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

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

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

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

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

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

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

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

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

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

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

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

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

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

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

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

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

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

iii. **The proposed PUD conforms with the standards applicable to Special uses (section 17.04.330.C.0):**

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

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

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

Adequate electric, water and sanitary sewer utilities exist to service the 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.

- C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT “C”

**PUD PRELIMINARY PLAN
(17 pages)**

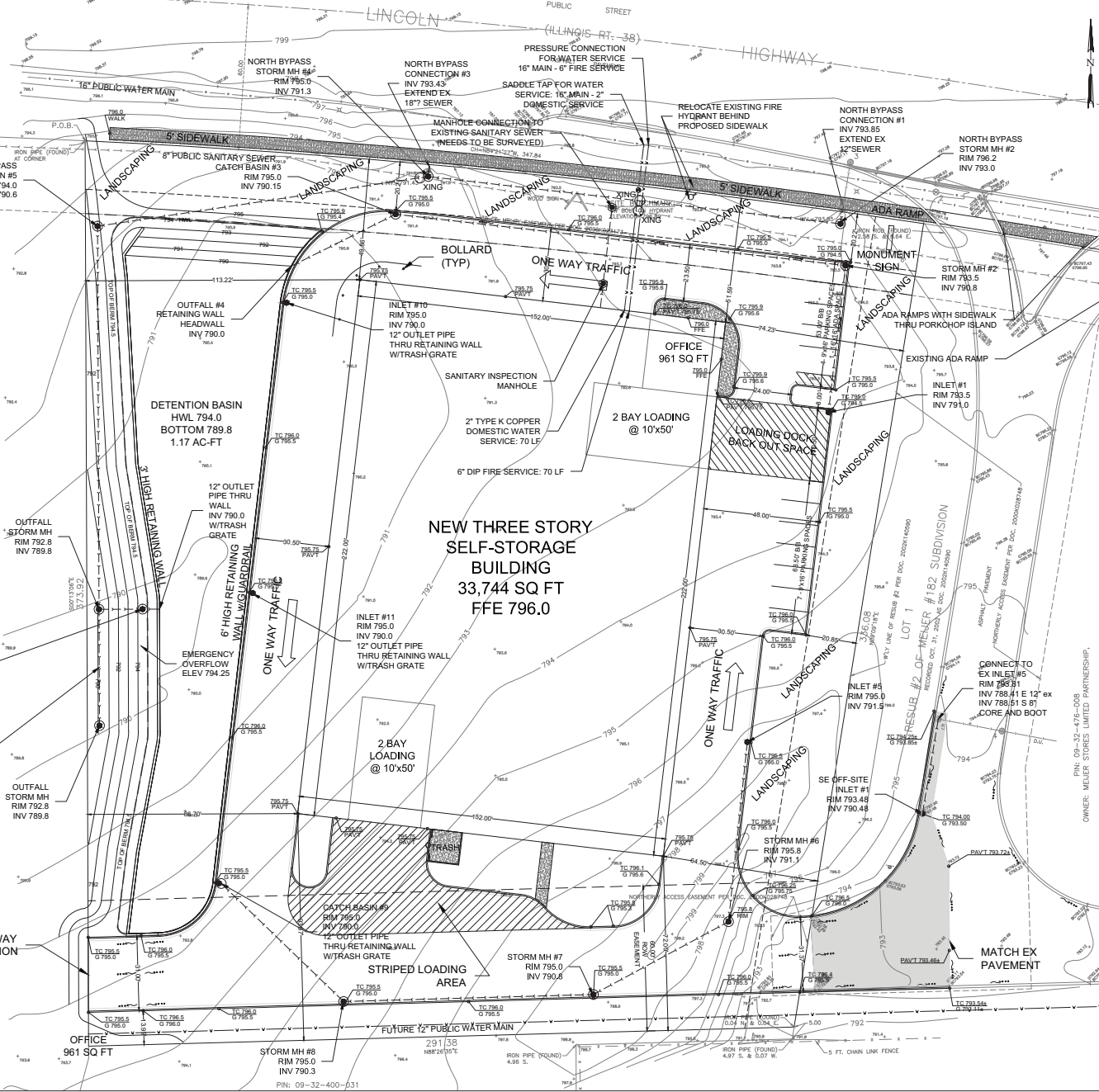
SANITARY SEWER NOTE:
 SANITARY SEWER TO BE SURVEYED FOR ACCURATE LOCATION AND INVERT ELEVATION PER CITY. IT IS APPROXIMATELY 16" DEEP AND THE INSPECTION MANHOLE MAY NEED TO BE A DROP MANHOLE

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

REFERENCE BENCHMARK

CITY OF ST. CHARLES BENCHMARK STATION STC 12 LOCATED AT THE NE CORNER OF HERITAGE STREET AND VALLEY VIEW DRIVE ELEVATION = 762.85 (NAVD 88)
 SITE BENCHMARK: SW BOLT ON HYDRANT, ELEVATION = 796.89



DATE	REVISIONS
08/20/21	1. PRELIMINARY DESIGN
08/20/21	2. REVISIONS
08/20/21	3. REVISIONS
08/20/21	4. REVISIONS
08/20/21	5. REVISIONS

PROJECT STAFF	ISSUE
PROJECT MANAGER	1. PRELIMINARY DESIGN
ENGINEER	2. REVISIONS
DESIGNER	3. REVISIONS
CHECKER	4. REVISIONS
DATE	5. REVISIONS

BCI
 BONO CONSULTING, INC.
 CIVIL ENGINEERS
 1700 W. STATE ST. SUITE 570
 ST. CHARLES, ILL. 62205-3003
 PHONE: (618) 226-3003
 FAX: (618) 226-3003
 WWW: www.bonocorp.com

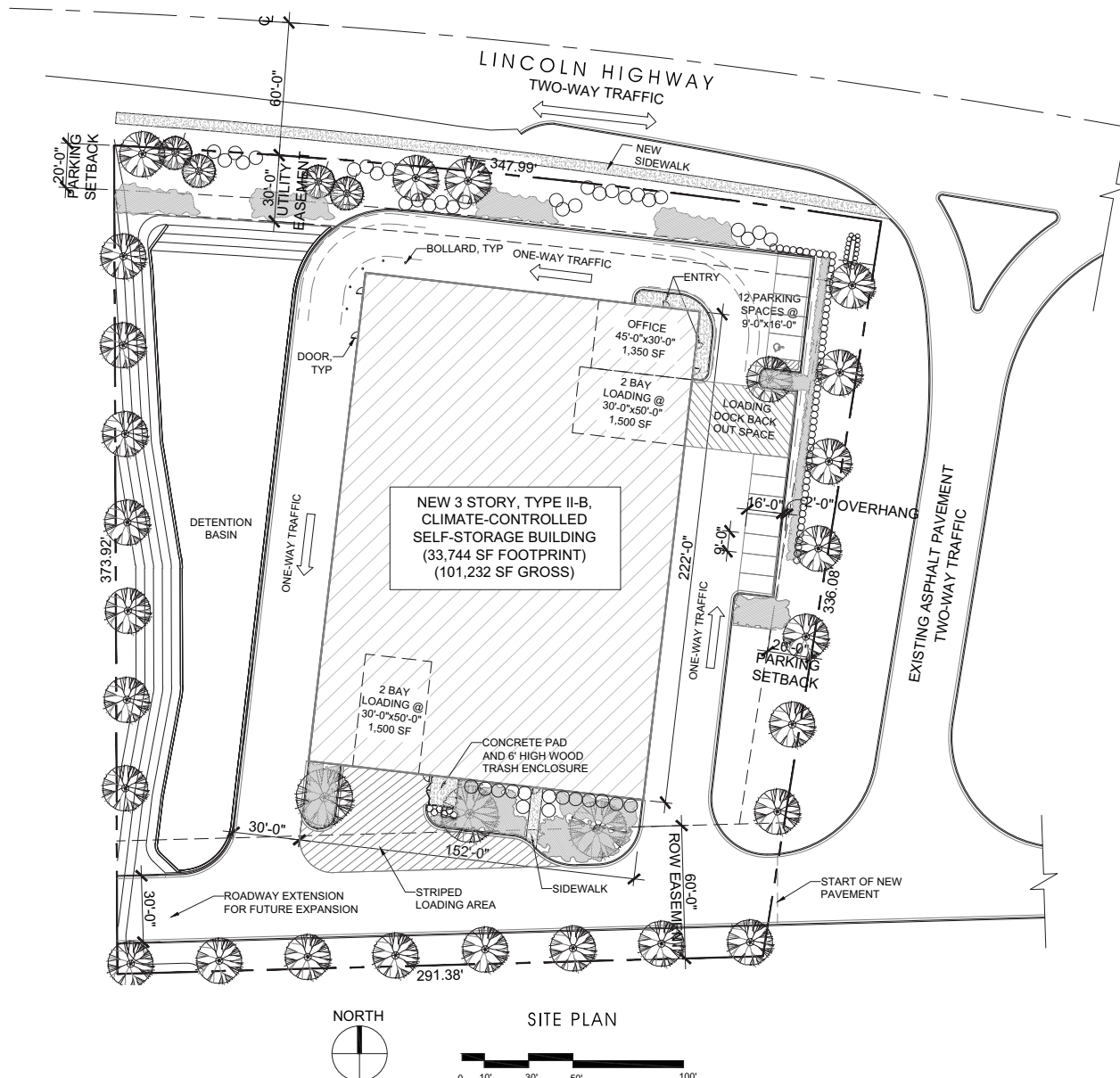
PRELIMINARY SITE ENGINEERING
 NEW METRO SELF STORAGE
 2623 LINCOLN HIGHWAY, ST. CHARLES, ILLINOIS

OWNER: MELER STORES LIMITED PARTNERSHIP
 PIN: 09-32-476-000

CONTRACT: THIS DRAWING SHALL NOT BE USED, REPRODUCED, COPIED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER.

PROJECT NO.: XXXXX
 SHEET FILE:
 ISSUE DATE: SEPT 2, 2015
 SCALE: 1"=20' 0"

C-1



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

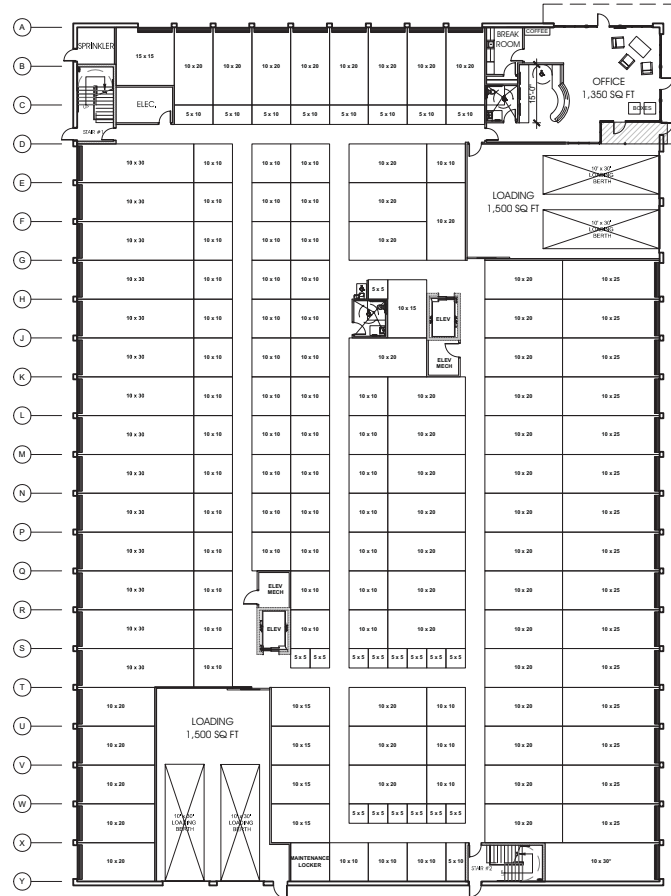
METRO STORAGE
OWNER

JANUARY 17, 2015

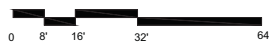
2623 LINCOLN HIGHWAY
ST. CHARLES, ILLINOIS



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FIRST FLOOR PLAN



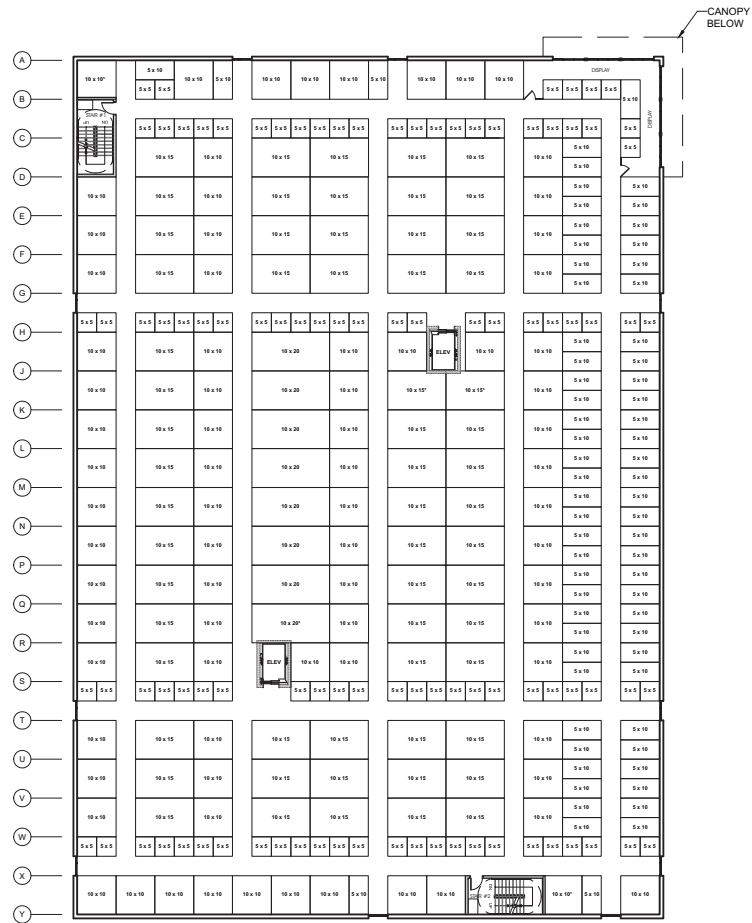
METRO STORAGE
OWNER

NOVEMBER 11, 2015

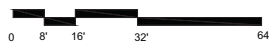
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SECOND FLOOR PLAN



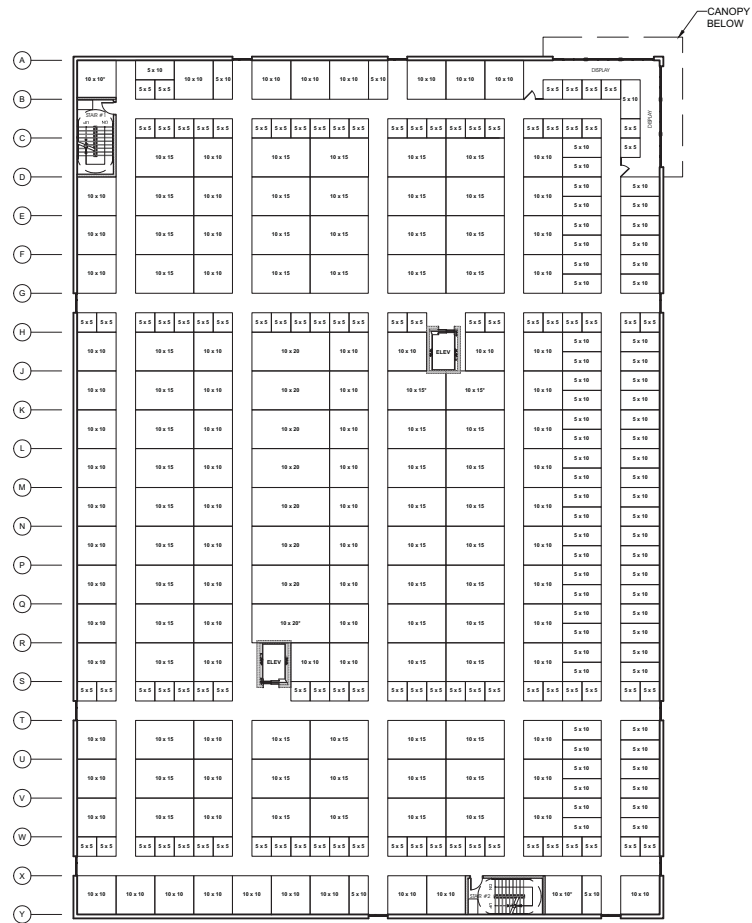
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THIRD FLOOR PLAN



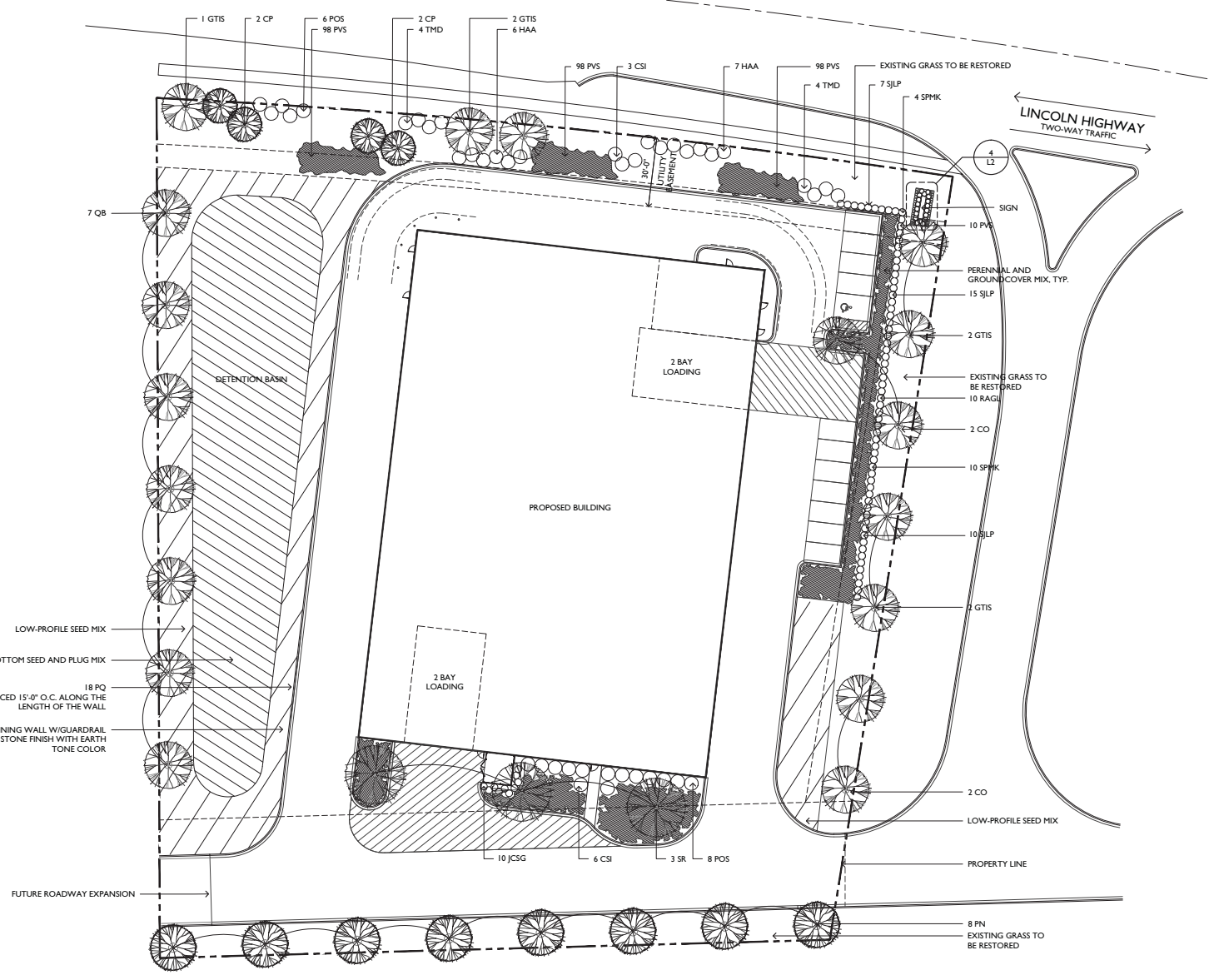
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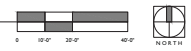
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LANDSCAPE PLAN
SCALE: 1" = 20'-0"



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SUITE 401
CHICAGO, ILLINOIS 60611
312.463.5497
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WOLFFLANDSCAPE.COM



ISSUE	DESCRIPTION	DATE
4	ISSUE FOR REVIEW	1/17/2016
3	ISSUE FOR REVIEW	1/23/2015
2	ISSUE FOR REVIEW	1/11/2015
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 PLAN

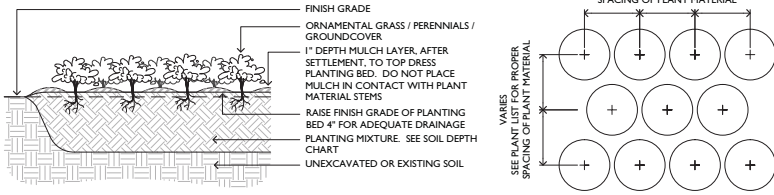
L-1

	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	CRATAEGUS 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	
PTF		PACHYSANDRA TERMINALIS	JAPANESE SPURGE	-	-	-	-	QT	1'-0" ON CENTER	
PQ		PARTHENOCESSUS QUINQUEFOLIA	VIRGINIA CREEPER	-	-	-	-	#3	SEE PLAN FOR SPACING	

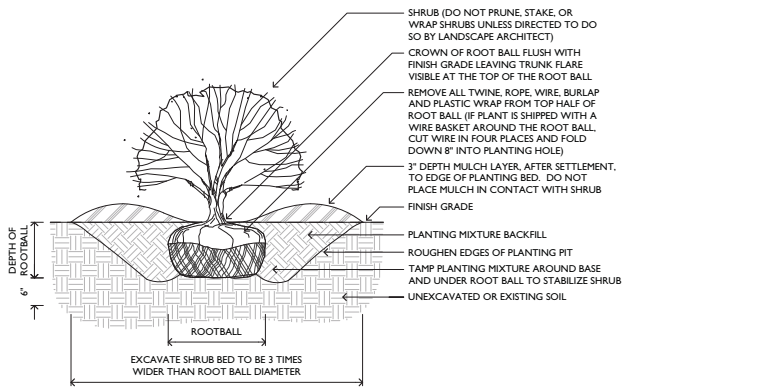
- THE PLANT LIST IS PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.
- CONTRACTOR MUST REPAIR ALL SIDEWALKS, CURBS AND GUTTERS AND ALLEYS TO THEIR ORIGINAL 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

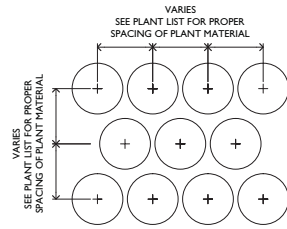
NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.



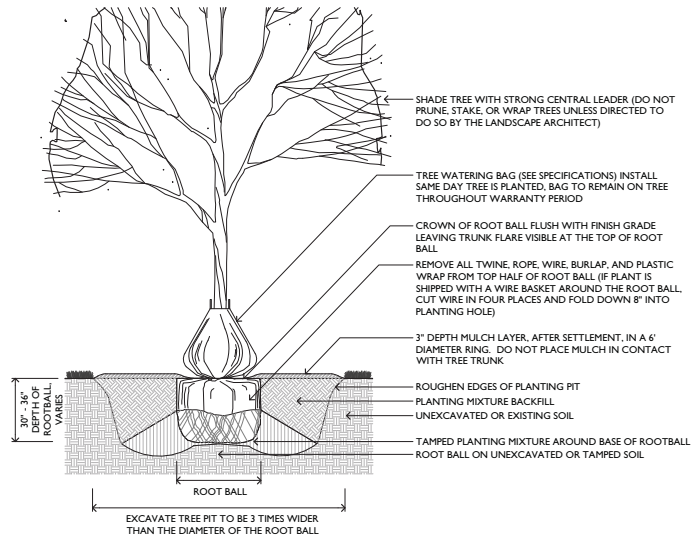
2 PERENNIAL, ORNAMENTAL GRASS, AND GROUND COVER INSTALLATION
SCALE: 1" = 1'-0"



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

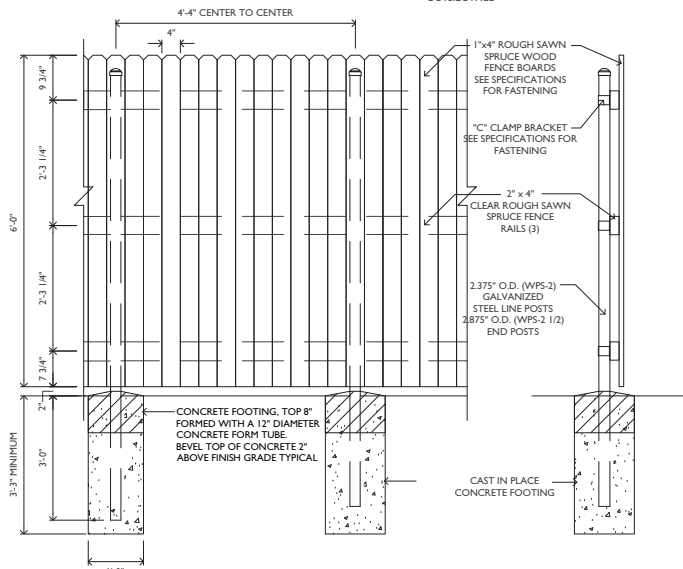
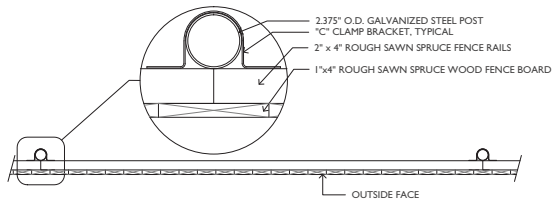
ISSUE DESCRIPTION DATE
LICENSURE SEAL

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

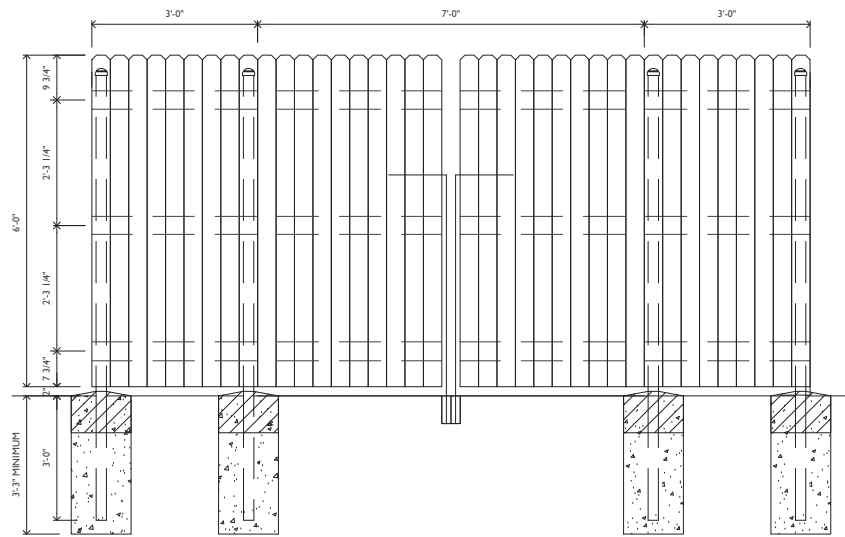
DRAWN BY:	CG
REVIEWED BY:	MC
DATE:	11/05/2015
SCALE:	AS NOTED
PROJECT NUMBER:	15073

PLANT LIST
& DETAILS

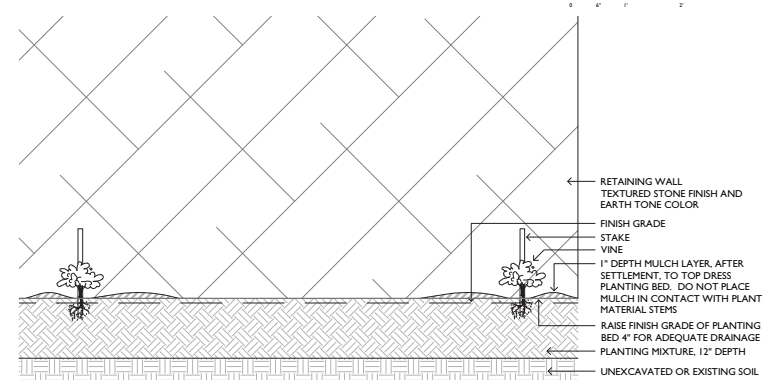
L-2



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
WOLFF LANDSCAPE ARCHITECTURE
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SUITE 401
CHICAGO, ILLINOIS 60611
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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

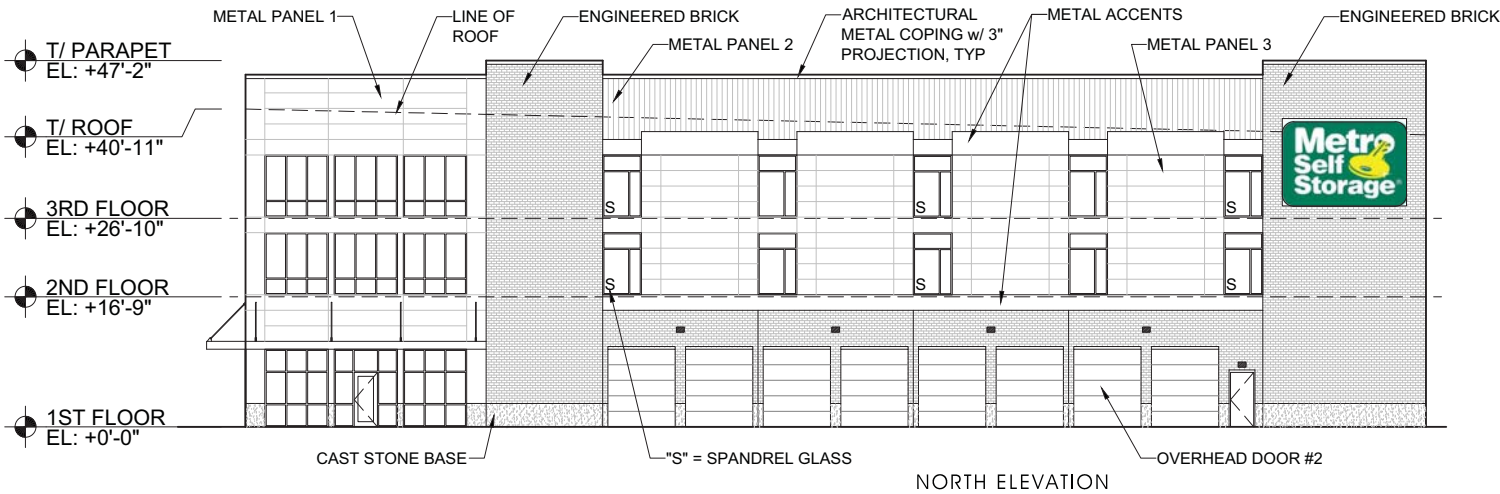
ISSUE DESCRIPTION DATE
LICENSURE SEAL

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ST. CHARLES, ILLINOIS 60119

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

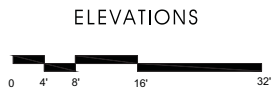
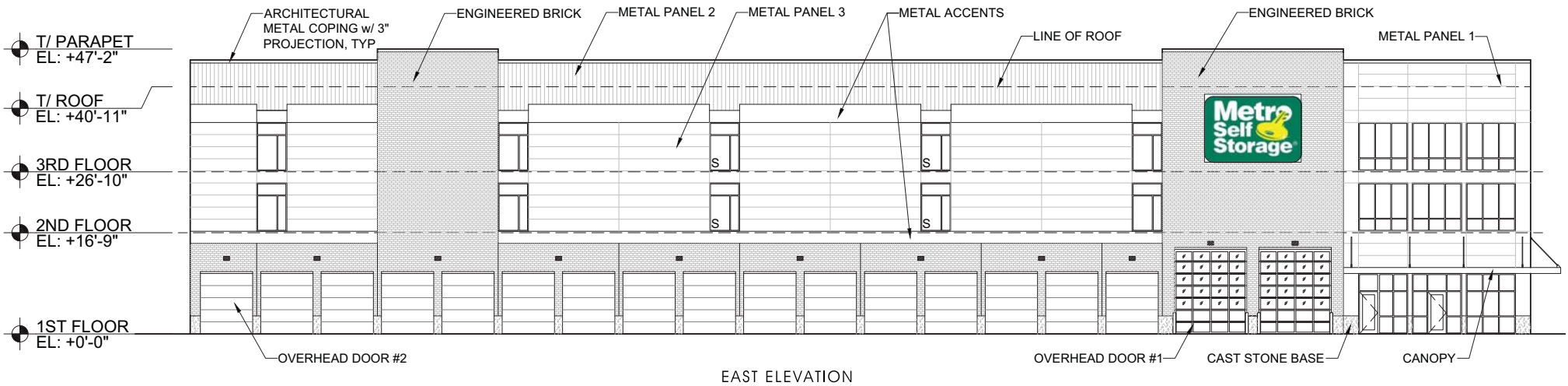
LANDSCAPE DETAILS

L-3



MATERIAL LEGEND

<p>CAST STONE BASE</p> <ul style="list-style-type: none"> - MFR: NORTHFIELD - STYLE: CORDOVA STONE - COLOR: PER RENDERING 	<p>ENGINEERED BRICK</p> <ul style="list-style-type: none"> - MFR: TBD - SIZE: 4" x 8" - COLOR: PER RENDERING
<p>METAL PANEL 1</p> <ul style="list-style-type: none"> - MFR: KINGSPAN - STYLE: OPTIMO SMOOTH - COLOR: PER RENDERING 	<p>STANDING SEAM METAL ROOF</p> <ul style="list-style-type: none"> - MFR: MBCI - STYLE: ULTRA-DEK - COLOR: PER RENDERING
<p>METAL PANEL 2</p> <ul style="list-style-type: none"> - MFR: MBCI - STYLE: PBD PANEL - COLOR: PER RENDERING 	<p>OVERHEAD DOOR #1</p> <ul style="list-style-type: none"> - MFR: CLOPAY - MODEL: 903 - COLOR: PER RENDERING
<p>METAL PANEL 3</p> <ul style="list-style-type: none"> - MFR: KINGSPAN - STYLE: KS300A AZTECO - COLOR: PER RENDERING 	<p>OVERHEAD DOOR #2</p> <ul style="list-style-type: none"> - MFR: CLOPAY - MODEL: 3602 - COLOR: PER RENDERING

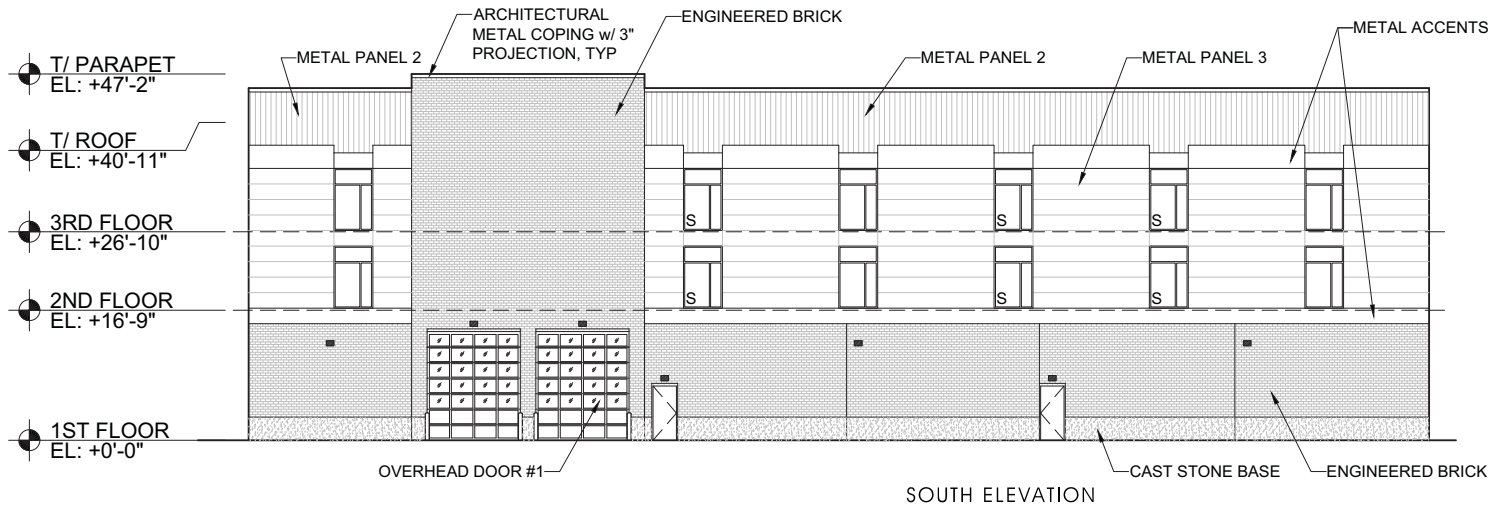


METRO STORAGE
OWNER
NOVEMBER 23, 2015

2623 LINCOLN HIGHWAY
ST. CHARLES, ILLINOIS

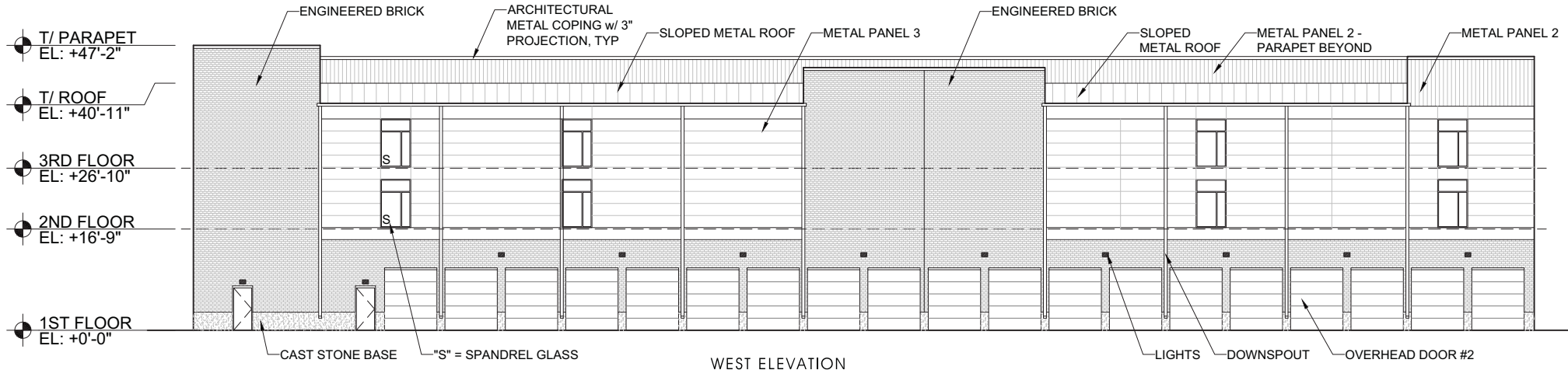
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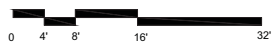


MATERIAL LEGEND

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



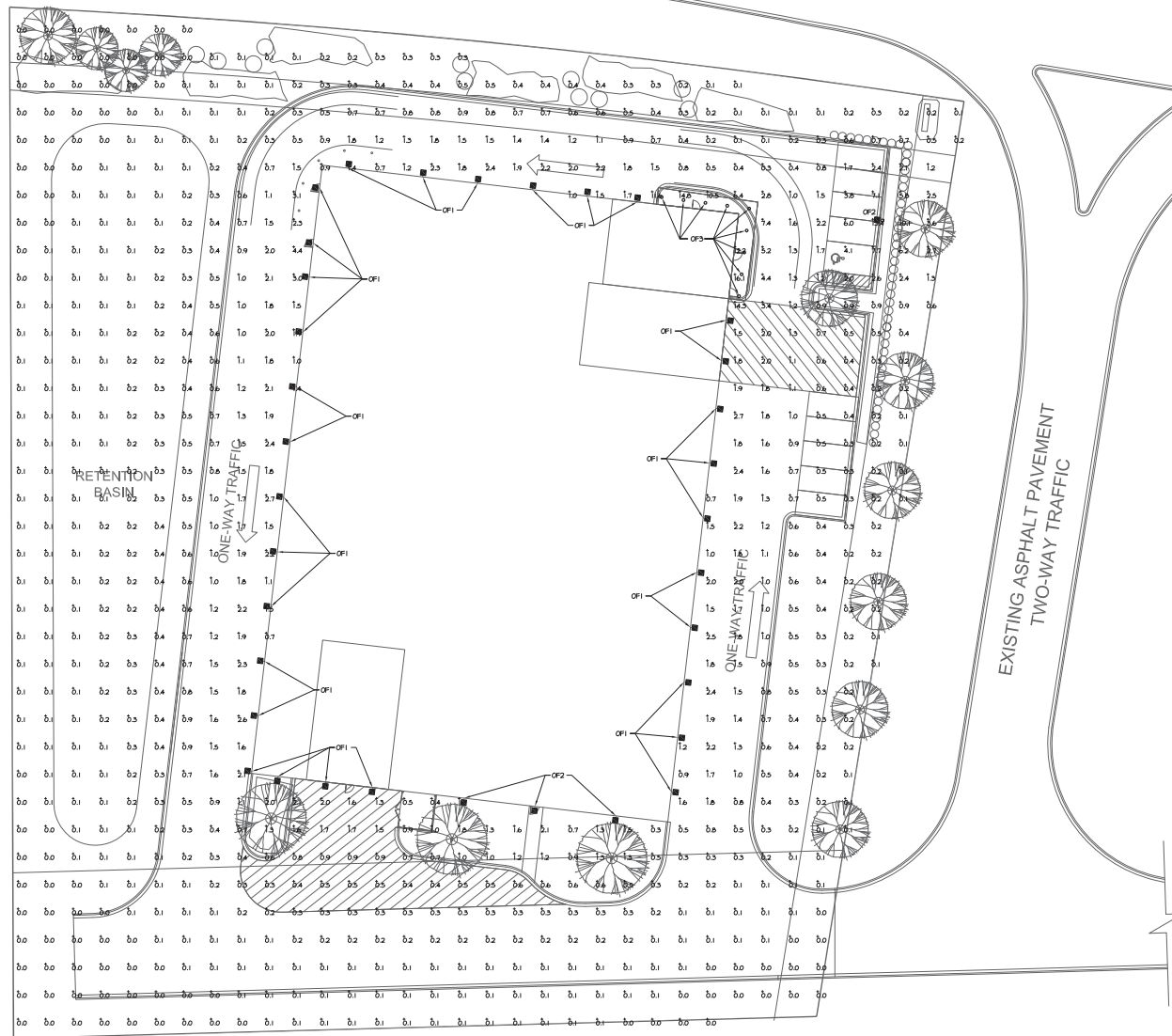
METRO STORAGE
OWNER
NOVEMBER 23, 2015

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ST. CHARLES, ILLINOIS

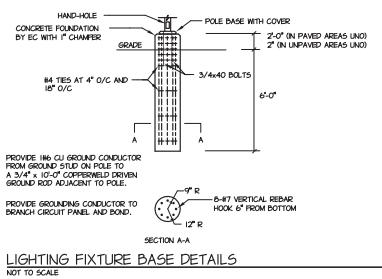
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LINCOLN HIGHWAY

TWO-WAY TRAFFIC



EXISTING ASPHALT PAVEMENT
TWO-WAY TRAFFIC



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	12,706	15'-0"	3.63	0.4
OP3	0.9	1561	10'-0"	0.5	0.5
-	-	-	-	UNIFORMITY RATIO (AVE/MIN)	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. CANDY OR WANDY LIGHTING HAVE NOT BEEN ACCOUNTED FOR.

SITE PLAN
SCALE 1" = 20'-0"

NO.	DATE	ISSUE DESCRIPTION

NO. DATE ISSUE DESCRIPTION

CONTRACTOR SHALL VERIFY ALL LIGHTING FIXTURES ARE PROPERLY INSTALLED AND OPERATING BEFORE ANY OTHER WORK IS PERFORMED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES.

PROJECT NO. 2015-010
DATE 11/06/15

SULLIVAN
& WILSON
ARCHITECTS
404 N. WICHIGAN AVENUE
SUITE 1100
CHICAGO, IL 60611
PH. 312.988.7412
FX. 312.988.7400
www.sullwils.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
↑	↑	

8/15/15
CARTLAND + KRAUS
ENGINEERING, LTD.
750 Teher Road Lake Zurich, IL 60047
T (847) 719-1708 F (847) 719-1738
Plumbing Mechanical Electrical

Metro Self Storage



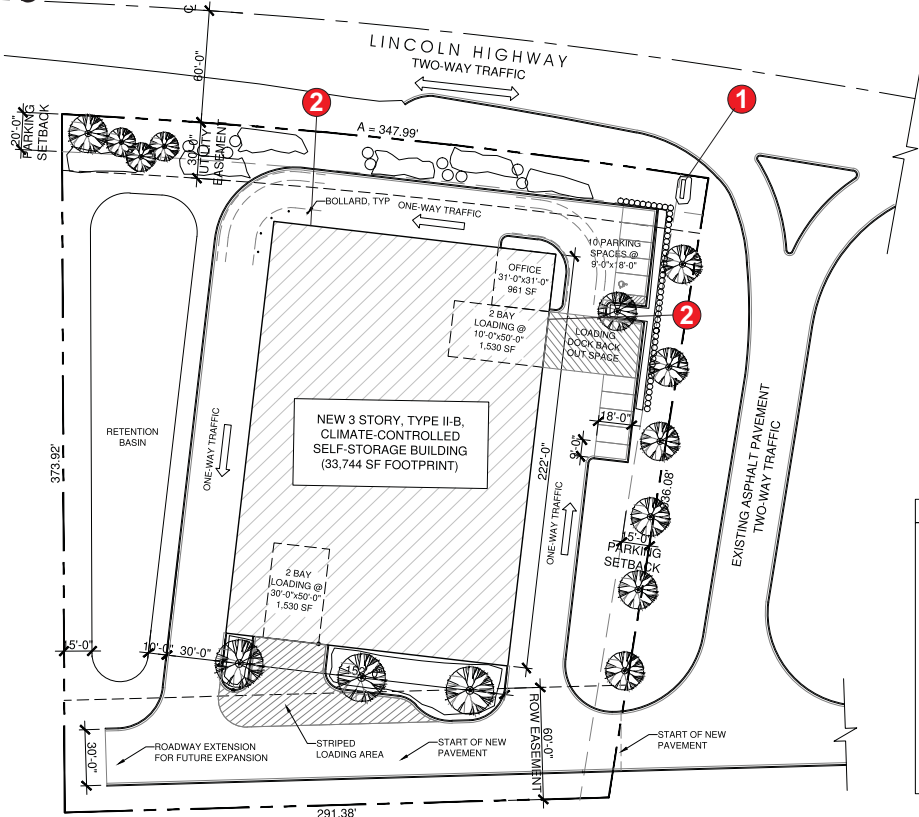
metrostorage.com

2623 LINCOLN HIGHWAY, ST. CHARLES, IL

PG 1 OF 5



ADAMS ELECTRIC SIGNS
CHICAGO, 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 / 12-29-15
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 BRICK VENEER APPLIED. THE POLE COVER IS TO HAVE A SET OF 1/4" THICK FLAT CUT OUT ALUMINUM LETTERS STUD MOUNTED TO EACH FACE SIDE. THE SIGN IS TO HAVE A FABRICATED ALUMINUM TOPPER PAINTED TOP MATCH ARCHITECTURE. THE SIGN IS TO INCLUDE A FULL COLOR 20 MM ELECTRONIC MESSAGE DISPLAY. 2'-0" +/- DEPTH. THE SIGN IS TO BE UL LISTED WITH A SERVICE SWITCH INSTALLED.

- 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: BRICK 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 / 12-29-15

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 / 12-29-15

SALES: DARRYL

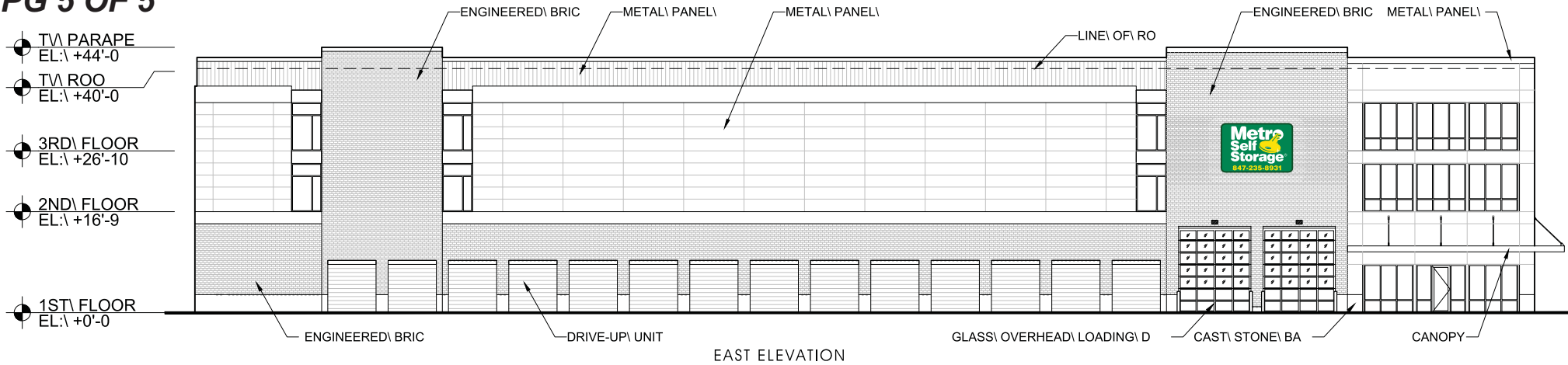
ART: RS

DWG. #: 1015011

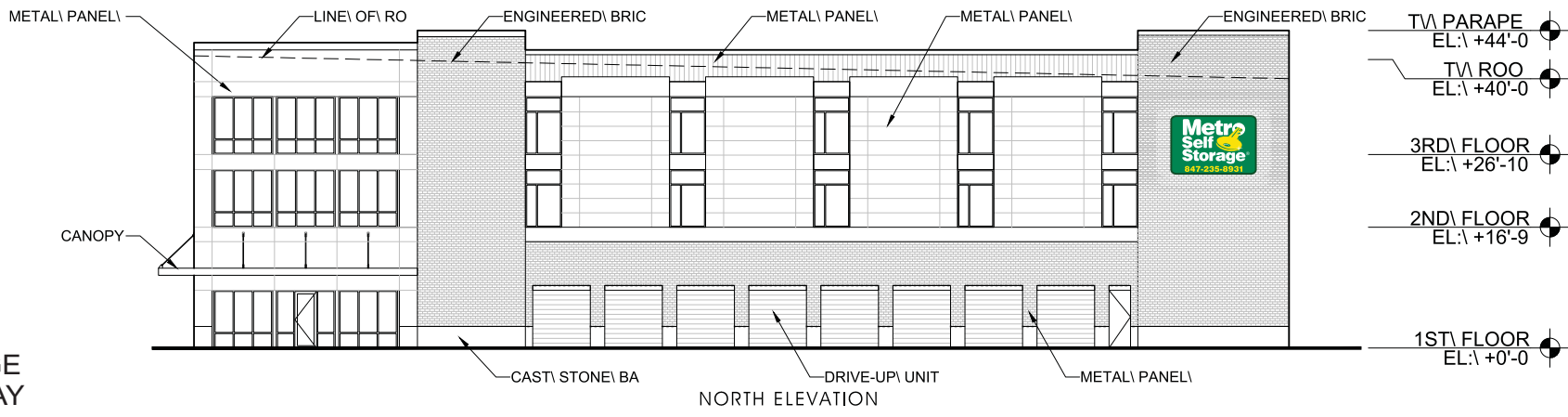
CKD. :

AS BUILT: CABINET TRIM SIZE:

FACE TRIM SIZE:



EAST ELEVATION



NORTH ELEVATION

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.

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ADAMS ELECTRIC SIGNS
CHICAGO, IL

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

DATE: 10-9-15 / 12-29-15

SALES: DARRYL

ART: RS

DWG. #: 1015011

CKD. :

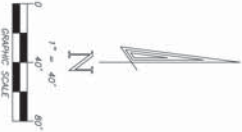
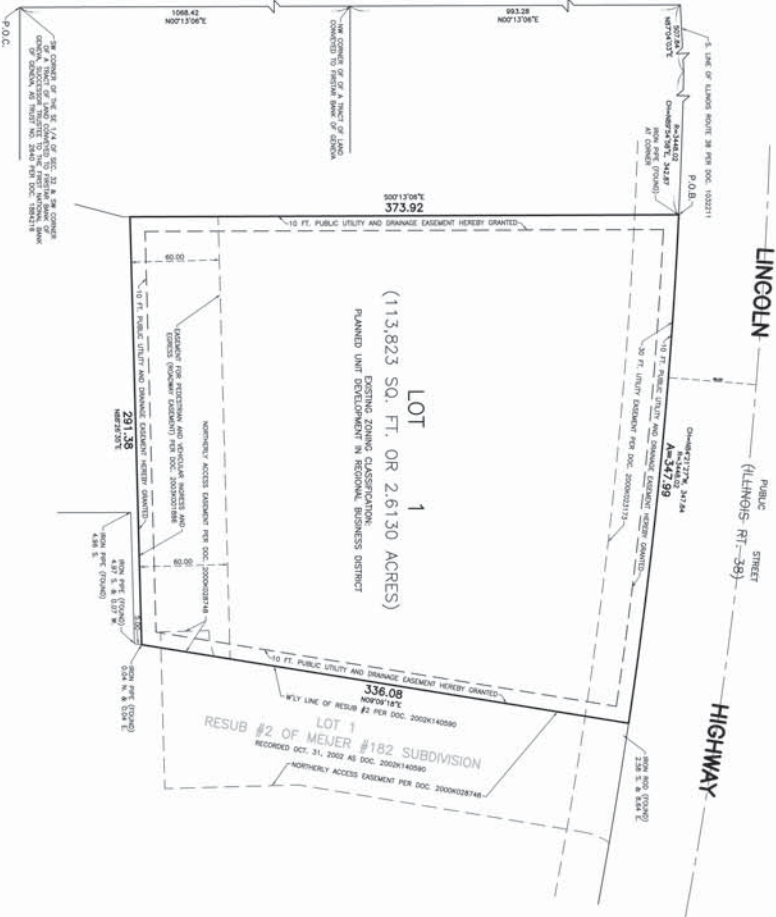
AS BUILT: CABINET TRIM SIZE:

FACE TRIM SIZE:

METRO STORAGE ST. CHARLES SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN TOWNSHIP COUNTY, ILLINOIS.

PRELIMINARY PLAT



OWNER'S CERTIFICATE AND SPOOL DISTRICT STATEMENT

STATE OF ILLINOIS } SS

COUNTY OF LAKE } SS

WE, THE UNDERSIGNED, BEING THE OWNER OF THE ABOVE DESCRIBED LOT, A CERTAIN PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN TOWNSHIP COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED LOT AND THAT I HAVE THE FULL POWER AND AUTHORITY TO EXECUTE THIS CERTIFICATE AND SPOOL DISTRICT STATEMENT. I HAVE READ THE ABOVE DESCRIBED LOT AND SPOOL DISTRICT STATEMENT AND I HAVE FOUND THAT THE SAME IS CORRECT AND ACCURATE AND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS AND ORDINANCES OF THE STATE OF ILLINOIS AND THE COUNTY OF LAKE, ILLINOIS. I HAVE ALSO READ THE ABOVE DESCRIBED LOT AND SPOOL DISTRICT STATEMENT AND I HAVE FOUND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS AND ORDINANCES OF THE STATE OF ILLINOIS AND THE COUNTY OF LAKE, ILLINOIS.

SIGNED AT _____ THIS _____ DAY OF _____ A.D. 2013

WITNESSETH: _____

WITNESSETH: _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS } SS

COUNTY OF LAKE } SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I AM THE NOTARY PUBLIC FOR THE COUNTY OF LAKE, ILLINOIS, AND THAT I HAVE READ THE ABOVE DESCRIBED LOT AND SPOOL DISTRICT STATEMENT AND I HAVE FOUND THAT THE SAME IS CORRECT AND ACCURATE AND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS AND ORDINANCES OF THE STATE OF ILLINOIS AND THE COUNTY OF LAKE, ILLINOIS.

SIGNED UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 2013

BY _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } SS

COUNTY OF LAKE } SS

I, _____, COUNTY CLERK OF SAID COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE RECEIVED ALL EXEMPTION FILES IN CONNECTION WITH THE ABOVE DESCRIBED LOT AND SPOOL DISTRICT STATEMENT AND I HAVE FOUND THAT THE SAME IS CORRECT AND ACCURATE AND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS AND ORDINANCES OF THE STATE OF ILLINOIS AND THE COUNTY OF LAKE, ILLINOIS.

SIGNED UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 2013

BY _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS } SS

COUNTY OF LAKE } SS

I, _____, COUNTY CLERK OF SAID COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE RECEIVED ALL EXEMPTION FILES IN CONNECTION WITH THE ABOVE DESCRIBED LOT AND SPOOL DISTRICT STATEMENT AND I HAVE FOUND THAT THE SAME IS CORRECT AND ACCURATE AND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS AND ORDINANCES OF THE STATE OF ILLINOIS AND THE COUNTY OF LAKE, ILLINOIS.

SIGNED UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 2013

BY _____

PLAN COMMISSIONER CERTIFICATE

STATE OF ILLINOIS } SS

COUNTY OF LAKE } SS

I, _____, PLAN COMMISSIONER OF SAID COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE ABOVE DESCRIBED LOT AND SPOOL DISTRICT STATEMENT AND I HAVE FOUND THAT THE SAME IS CORRECT AND ACCURATE AND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS AND ORDINANCES OF THE STATE OF ILLINOIS AND THE COUNTY OF LAKE, ILLINOIS.

SIGNED UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 2013

BY _____

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS } SS

COUNTY OF LAKE } SS

I, _____, DIRECTOR OF COMMUNITY DEVELOPMENT OF SAID COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE ABOVE DESCRIBED LOT AND SPOOL DISTRICT STATEMENT AND I HAVE FOUND THAT THE SAME IS CORRECT AND ACCURATE AND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS AND ORDINANCES OF THE STATE OF ILLINOIS AND THE COUNTY OF LAKE, ILLINOIS.

SIGNED UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 2013

BY _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS } SS

COUNTY OF LAKE } SS

I, _____, CITY CLERK OF SAID COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE RECEIVED ALL EXEMPTION FILES IN CONNECTION WITH THE ABOVE DESCRIBED LOT AND SPOOL DISTRICT STATEMENT AND I HAVE FOUND THAT THE SAME IS CORRECT AND ACCURATE AND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS AND ORDINANCES OF THE STATE OF ILLINOIS AND THE COUNTY OF LAKE, ILLINOIS.

SIGNED UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 2013

BY _____

LANDS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS } SS

COUNTY OF LAKE } SS

I, _____, LANDS DEPARTMENT OF TRANSPORTATION OF SAID COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE ABOVE DESCRIBED LOT AND SPOOL DISTRICT STATEMENT AND I HAVE FOUND THAT THE SAME IS CORRECT AND ACCURATE AND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS AND ORDINANCES OF THE STATE OF ILLINOIS AND THE COUNTY OF LAKE, ILLINOIS.

SIGNED UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 2013

BY _____

PUBLIC UTILITY AND DRAINAGE EXEMPTION PROVISIONS

A FURNISHED UTILITY AND DRAINAGE EXEMPTION IS CERTAIN TO BE THE CITY OF ST. CHARLES, IL, AND TO ALL PUBLIC UTILITY COMPANIES OF SAID COUNTY AND SAID TOWNSHIP, ILLINOIS, AND TO ALL PUBLIC UTILITY COMPANIES OF SAID COUNTY AND SAID TOWNSHIP, ILLINOIS, AND TO ALL PUBLIC UTILITY COMPANIES OF SAID COUNTY AND SAID TOWNSHIP, ILLINOIS, AND TO ALL PUBLIC UTILITY COMPANIES OF SAID COUNTY AND SAID TOWNSHIP, ILLINOIS.

PLANNING AND ZONING DEPARTMENT CERTIFICATE

STATE OF ILLINOIS } SS

COUNTY OF LAKE } SS

I, _____, PLANNING AND ZONING DEPARTMENT OF SAID COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE ABOVE DESCRIBED LOT AND SPOOL DISTRICT STATEMENT AND I HAVE FOUND THAT THE SAME IS CORRECT AND ACCURATE AND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS AND ORDINANCES OF THE STATE OF ILLINOIS AND THE COUNTY OF LAKE, ILLINOIS.

SIGNED UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 2013

BY _____

RESUB #2 OF MEUER #182 SUBDIVISION

RECORDED OCT. 31, 2002 AS DOC. 20020140080

NORTHERLY ACCESS EASEMENT PER DOC. 20000208784

RESUB #2 OF MEUER #182 SUBDIVISION

RECORDED OCT. 31, 2002 AS DOC. 20020140080

NORTHERLY ACCESS EASEMENT PER DOC. 20000208784

LOT 1

113,823 SQ. FT. OR 2.6130 ACRES

LOT 1

113,823 SQ. FT. OR 2.6130 ACRES

336.08

21.15

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336.08

21.15

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291.38

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10 FT. PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED

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DATE OF FILE: _____

PAGE: 1 OF 1

ORDER NO.: 150210

PROJECT NO.: 2275

SEPT 24, 2013	PRELIMINARY PLAN
SEPT 24, 2013	PRELIMINARY PLAN

PREPARED BY:

EDWARD J. MOLLOY & ASSOCIATES, LTD.

LAND & CONSTRUCTION SURVEYORS

128 WAVER STREET, BOWLING GREEN, ILLINOIS 62420 (314) 595-4300 (314) 595-4300

E-MAIL: EJMOLLOY@AOL.COM

THOMAS A. MOLLOY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409

ILLINOIS SURVEYOR NO. 2016 AND 5 (RENEWED)

RENEWED UNDER ILLINOIS PROFESSIONAL DESIGN PLAN LICENSE NO. 184-020910

(ISSUES APRIL 30, 2017 AND IS RENEWABLE)

EXHIBIT “D”

PUD DEVIATIONS

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