

Land Use Petition

Project Number: 2016.080

Subject Property Information

Address/Location: 1955 thru 2115 E. New York Street / south side of New York Street, west of Welsh Drive

Parcel Number(s): 15-24-451-033

Petition Request(s)

Requesting a Plan Description Revision to the Special Use Planned Development on the property located at 1955 thru 2115 E. New York Street on the south side of New York Street, west of Welsh Drive

Requesting approval of a Preliminary Plan and Plat for the Fox Valley Square Subdivision located at 1955 thru 2115 E. New York Street on the south side of New York Street, west of Welsh Drive for a Planned Development (8000) Use

Attachments Required

(a CD of digital files of all documents are also required)

One Word Document of: Legal Description (2-1)

Two Paper and One pdf Copy of:
Fire Access Plan (2-6)
Address Plat (2-17)
Preliminary Engineering
Stormwater Report (2-10)

Word Document of: Plan Description (2-18)

One Paper and pdf Copy of:
Executed Land Use Petition (1-3)
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)
Contact Worksheet (1-5)
Filing Fee Worksheet (1-6)
Parking Worksheet (1-8)

One Paper and pdf Copy of:
Plan Description (2-18)
Preliminary Plan (2-8)
Preliminary Plat (2-9)

Petition Fee: (Payable to The City of Aurora)

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

*The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Aurhorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Mike Setork, Manager Date February 6, 2016

Print Name and Company: Fox Valley Property Services LLC 1900 E New York

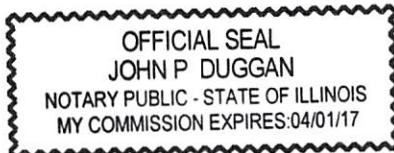
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 6th day of February, 2017

State of Illinois)
) SS
County of Kane)

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2016.080

Linear Feet of New Roadway: 515

Petitioner: Fox Valley Property Services, LLC 1900 E New Yo

New Acres Subdivided (if applicable): 13.96

Number of Acres: 14.02

Area of site disturbance (acres): 4.88

Number of Street Frontages: 1.00

Non-Profit No

Filing Fees Due at Land Use Petition:

Request(s):	Special Use	\$ 1,115.72
	Public Hearing Notice Sign(s)	\$ 15.00
		\$ -
		\$ -
		\$ -
		\$ -

Total: **\$1,130.72**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By:

Date:

Project Contact Information Sheet

Project Number: 2016.080

Owner

First Name: Mike Initial: _____ Last Name: Setork Title: Mr.
 Company Name: Fox Valley Property Services, LLC 1900 E New York
 Job Title: _____
 Address: 1667 East New York Street
 City: Aurora State: IL Zip: _____
 Email Address: mikesetork@gmail.com Phone No.: 630-803-8903 Mobile No.: _____

Main Petitioner Contact (The individual that signed the Land Use Petition)

Relationship to Project: Attorney
 Company Name: _____
 First Name: John Initial: P. Last Name: Duggan Title: Mr.
 Job Title: _____
 Address: 181 South Lincolnway
 City: North Aurora State: IL Zip: 60,542.00
 Email Address: dugganjpd@aol.com Phone No.: 630-264-7893 Mobile No.: 630-222-2223

Additional Contact #1

Relationship to Project: Architect
 Company Name: D L Rawlings, Inc.
 First Name: David Initial: L. Last Name: Rawlings Title: Mr.
 Job Title: Principal Architect
 Address: 39 West New York Street
 City: Aurora State: IL Zip: 60,506.00
 Email Address: d.raw@drlawlings.com Phone No.: 630-892-4031 Mobile No.: _____

Additional Contact #2

Relationship to Project: Engineer
 Company Name: Intech Consultants, Inc.
 First Name: Clifford Initial: K. Last Name: Pixler Title: Mr.
 Job Title: Project Manager
 Address: 1989 University Lane - Suite D
 City: Lisle State: IL Zip: 60,532.00
 Email Address: pixler@intechconsultants.com Phone No.: 630-964-5656 Mobile No.: _____

Additional Contact #3

Relationship to Project: Landscape Architect
 Company Name: Design Perspectives, Inc.
 First Name: Tod Initial: _____ Last Name: Stanton Title: Mr.
 Job Title: President
 Address: 1280 Iriquois Avenue - Suite 110
 City: Naperville State: IL Zip: 60,563.00
 Email Address: Tod@design-perspectives.net Phone No.: 630-428-4134 Mobile No.: _____

Additional Contact #4

Relationship to Project: _____
 Company Name: _____
 First Name: _____ Initial: _____ Last Name: _____ Title: _____
 Job Title: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email Address: _____ Phone No.: _____ Mobile No.: _____

Attachment to Land Use Petition

Qualifying Statement

The Owner/Developer Fox Valley Property Services LLC 1900 E New York hereby respectfully submits its Qualifying Statement in connection with its Petition to Modify the Planned Development for the Property as described herein and as illustrated on the Preliminary Engineering, Plat of Subdivision and Plans accompanying this application.

The Owner/Developer Fox Valley Property Services LLC 1900 E New York is a Series of an Illinois Limited Liability Company. Its Members and Managers are MIKE SETORK f/k/a MEHDI SETORK, 1667 E. New York St., Aurora, Illinois 60505 and MASHAALAH SETORK, 1667 E. New York St., Aurora, Illinois 60505.

The Property is currently Zoned B-3, Per Section 8.4 of the Zoning Ordinance, "B-3" Business and Wholesale District. A Planned Development is provided per Ordinance 4475. The proposed development is to amend the Planned Development to subdivide the property into 4 lots, and amend the Zoning to B-2 for the following purposes:

Lot 1, a Permitted Use for a used automobile sale and service facility (2811) or major automotive repair (2836);

Lot 2, a Permitted Use for 14,000 square foot commercial building for shopping center, with Permitted Uses as permitted in the B-2 District and with one Special Use for Restaurant, or Financial Institution or Retail with Drive-through facility (2110, 2210 or 2530).

Lot 3, a Permitted Use for a Mini-storage facility (3340).

Lot 4, a Permitted Use for open space; OS-2

a) This project promotes the public health, safety, morals, comfort or general welfare because it is consistent with the Comprehensive Plan, is in harmony with the existing uses in the neighborhood, it contributes to the tax base of the City, and it supports employment and preserves open space in the community, and more specifically:

2.1-2. It is consistent with protection of the character and the stability of the residential, business and manufacturing areas within the City of Aurora by promoting the orderly and beneficial development of this commercial area;

2.1-3. It prevents the overcrowding of land and undue concentration of structures, so far as possible and appropriate in each district, and to provide adequate light, air, privacy and convenience of access to property;

2.1-4. The proposed development is consistent with regulation of the intensity of use of lot areas, and to determine the area of open spaces, and increases permanent open space in the neighborhood and surrounding buildings, necessary to provide adequate light and air, and to protect the public health;

2.1-5. The proposed development conforms to standards for the buildings or structures in the project;

2.1-6. The uses, buildings or structures are compatible with the character of development or intended uses within specified zoning districts;

2.1-7. The proposed development limits congestion in the public streets and protect the public health, safety, convenience and general welfare by providing for the off-street parking of motor vehicles and the loading and unloading of commercial vehicles consistent with City standards ;

2.1-8. It conserves and enhances the taxable value of land and buildings in the project and throughout the City of Aurora;

b) The use and enjoyment of other property already established or permitted in the general area. The established and permitted use in the general area are primarily commercial and retail facilities

c) Property values within the neighborhood. The proposed use will have property value consistent with the neighborhood and the developments contemplated by the Comprehensive Plan

d) The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts

e) Utilities, access roads, drainage and/or other necessary facilities will be constructed privately and maintained by the Property Owners Association for the development as per the Covenants, Conditions and Restrictions. Access to New York Street is provided as shown on the Preliminary Plat and the Engineering Drawings.

f) Ingress and egress as it relates to traffic congestion in the public streets will not adversely impact traffic congestion in the public streets. The Applicant is donating ROW for New York street, consistent with the intended profile of New York Street, and

g) The proposed use is in harmony with applicable regulations of the zoning district in which the subject property is proposed to be or is located and the Comprehensive Plan.

h) A bullet point list of any variances:

- Section 43-10-B provides that variations from the Aurora Subdivision Control Ordinance may be granted by the Committee, the Plan Commission or the City Council in connection with the establishment of a Planned Development District or the approval of preliminary final plats for all or part of the Planned Development District pursuant to Section 14.7 of the City Zoning Ordinance.

- Pursuant to that authorization, Applicant proposed that the Planned Development Agreement provide that requirements of 43-12; 43-18; 43-55; 43-72; 43-76(d); 43-77; 43-95; 43-98; and 43-99 be waived. The commonly provided utility facilities as defined in the Aurora Subdivision Control Ordinance will not be dedicated but will be privately

owned, constructed, maintained and replaced as they are to be provided to Lots 1, 2, and 3 by mutual, non-exclusive easements.

- The Applicant proposed that the requirements of 43-99 be waived as to internal lots provided that the parkway landscaping on New York Street shall be as per this section; per Section 43-36(c) the Applicant proposed to adopt protective covenants in the proposed Declaration of Covenants Conditions and Restrictions for the Subdivision to provide utility facilities required by the Subdivision Control Ordinance including providing.

The development standards and design guidelines per 10.8-2.3 for the project are:

A-1.5. General provisions.

Per Plans Submitted

- (a) Plan approval procedures shall be as per the Aurora Zoning and Subdivision Control Ordinances as applicable.
- (b) Signage. Variance Requested, please See Plans
- (c) Landscaping and screening.
- (d) Parking and loading shall be as per the Plans. They meet or exceed City Standards for each lot.
- (e) Performance standards
- (f) General restrictions.

A-1.6. Nonconforming buildings and uses: All buildings shall be conforming

A-1.7. Permitted and Special uses.

Lot 1 Permitted Use shall be Auto Sales Used (2811) or Major Automotive Repair (2836).

Lot 2 Permitted Use shall be Shopping Center with Permitted Uses as permitted in the B-2 District with one Special Use for Restaurant, or Financial Institution or Retail with Drive-through facility (2110, 2210 or 2530)

Lot 3 Permitted Use shall be Mini-Storage (3340)

Lot 4, Permitted Use shall be open space; OS-2

A-1.8. Accessory buildings and uses. None

A-1.9. Bulk restrictions.

- (a) Maximum lot area coverage by building and pavement. N/A
- (b) Minimum lot size and width. N/A
- (c) Required yard areas. Per Plans 30' front
- (d) Permitted obstructions in required yard areas. N/A
- (e) Maximum height. 50'

B. Design guidelines.

B.1.1. Exterior building materials. Precast Concrete, Brick Detail, Metal Panel Per Drawings

B.1.2. Exterior building design. Precast Concrete, Brick Detail, Metal Panel Per Drawings

B.1.3. Roof design. Flat EPDM or other Flat/Low Slope

B.1.4. Width and height proportions. 192' x 19'6 Max

B.1.5. Street furniture. None

B.1.6. Maintenance. Utilities, access roads, drainage and/or other necessary facilities will be constructed privately and maintained by the Property Owners Association for the development as per the Covenants, Conditions and Restrictions.

B.1.7. Mechanical services. Trash Enclosures

The Land Use Petition incorporates the following documents:

Z: \ My Documents \ Setork, Michael \ Fox Valley Square Aurora Application \ Land Use Petition

Name	Size	Type	Last Modified
1. 2014-019A ADDRESS PLAT	144KB	Adobe Acrobat Document	1/31/2017 4:50 PM
2. 2014-019A FIRE ACCESS	334KB	Adobe Acrobat Document	1/31/2017 5:01 PM
3. 2014-019A PRE PLAN SHT 1	714KB	Adobe Acrobat Document	1/31/2017 4:59 PM
4. 2014-019A PRE PLAN SHT 2	163KB	Adobe Acrobat Document	1/31/2017 4:59 PM
5. 2014-019A PRELIM PLAT	117KB	Adobe Acrobat Document	1/31/2017 5:00 PM
6. 2014-019A PRE ENG SHT 1	645KB	Adobe Acrobat Document	1/31/2017 4:35 PM
7. 2014-019A PRE ENG SHT 2	158KB	Adobe Acrobat Document	1/31/2017 4:35 PM
8. Stormwater Management Report	328KB	Adobe Acrobat Document	1/12/2017 12:48 PM
9. 2014-019A DRAINAGE	674KB	Adobe Acrobat Document	1/12/2017 12:49 PM
10. 2014-019A - Plat of Survey - rev07-27-16	558KB	Adobe Acrobat Document	1/31/2017 3:33 PM
11. FoxValleySquare DLRawlings 01.11.17	341KB	Adobe Acrobat Document	1/31/2017 4:35 PM
12. FoxValleySquare DLRawlings ElevationColorAuto	11.15.16 244KB	Adobe Acrobat Document	1/12/2017 12:51 PM
13. 170116 Draft of Fox Valley Square Declaration of Covenants, Conditions and Restrictions	132KB	Adobe Acrobat Document	1/16/2017 12:05 PM
170131 Plan Description 2016-1-26	238KB	Microsoft Word Document	2/1/2017 12:00 PM
170131 Qualifying Statement	23KB	Microsoft Word Document	2/1/2017 12:02 PM
Aurora Form 1-03_land_use_petition fillable	228KB	Adobe Acrobat Document	1/31/2017 3:31 PM
Copy of 1-00_FoxValleySquare_CKP_2017-01-26(006)	1,317KB	Microsoft Excel Worksheet	1/31/2017 4:43 PM

LEGAL DESCRIPTION,

THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE EASTERLY ALONG THE SOUTH LINE THEREOF, 1015.41 FEET (1014.81 FEET REC.) TO THE SOUTHERLY EXTENSION OF AN EAST LINE OF TRACT OF LAND CONVEYED TO THORTON R, AND HERMINA L. MORONEY BY DEED RECORDED JANUARY 26, 1931 AS DOCUMENT NO. 343043, FOR A POINT OF BEGINNING; THENCE NORTHERLY, AT AN ANGLE OF 90°42'58", MEASURED CLOCKWISE FROM SAID SOUTH LINE, ALONG THE SOUTHERLY EXTENSION OF SAID EAST LINE, 620.80 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO VERONA MILBRANDT BY DEED RECORDED OCTOBER 18TH, 1955 AS DOCUMENT NO. 792857; THENCE EASTERLY, AT AN ANGLE OF 89°51'13", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG THE SOUTHERLY LINE OF SAID MILBRANDT TRACT, 144.83 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTHERLY, AT AN ANGLE OF 89°51'13", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG THE EAST LINE OF SAID TRACT, 363.45 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 65 (NEW YORK AVENUE); THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 514.44 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2814.78 FEET, SAID ARC FORMING A CHORD THAT MEASURES 98°42'27" COUNTERCLOCKWISE FROM THE SAID EAST LINE, TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO WILLIAM AND BEATRICE NADLER, RECORDED OCTOBER 20TH, 1967 AS DOCUMENT NO. 1100360; THENCE SOUTHERLY, AT AN ANGLE OF 81°18'20", MEASURED COUNTERCLOCKWISE

FROM THE CHORD FORMED BY THE LAST DESCRIBED COURSE, ALONG SAID WEST LINE, 1053.49 FEET TO THE SOUTH LINE OF SAID NORTH HALF; THENCE WESTERLY, AT AN ANGLE OF 90°42'11", MEASURED COUNTERCLOCKWISE FROM SAID WEST LINE, ALONG SAID SOUTH LINE, 652.93 FEET TO THE POINT OF BEGINNING, CONTAIN 14.02 ACRES, ALL IN AURORA TOWNSHIP, KANE COUNTY, ILLINOIS.

The Applicant's Development Team:

The City is requested to copy all communications in connection with this application to the following

<p>Applicant: Fox Valley Property Services LLC 1900 E New York, Mike Setork, Manager 1667 E. New York Street Aurora, Illinois 60505 Phone 630-803-8903 Email: mikesetork@gmail.com</p>	<p>Architect: David Rawlings D L Rawlings, Inc. Architecture + Planning 39 West New York Street Aurora, Illinois 60506 Tel.: 630.892.4031 Email: d.raw@ddrawlings.com</p>
<p>Engineer: Edward Seifert, P.E. Clifford K. Pixler, P.E. INTECH CONSULTANTS, INC. 1989 University Lane – Suite D Lisle, IL 60532 630-964-5656 Email: seifert@intechconsultants.com Email: pixler@intechconsultants.com,</p>	<p>Attorney: John Duggan 181 S Lincolnway North Aurora, Illinois 60542 Phone 630-264-7893 Mobile 630-222-2223 Email: dugganjpd@aol.com</p>

Dated February 6, 2017

Fox Valley Property Services LLC 1900 E New York

By _____
 Mike Setork, Manager

February 6, 2017

From:

Fox Valley Property Services LLC 1900 E New York
1667 E. New York Stree
Aurora, Illinois 60505
Phone:
Email:

To: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
630-256-3080
coaplanning@aurora-ll-org

Re: Authorization Letter for: 1955 to 2155 E New York Street, Aurora, Il 60505 PIN: 15-24-451-033

To whom it may concern:

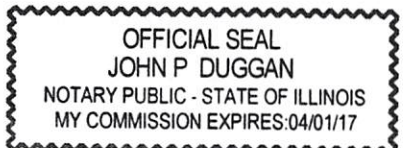
As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Mike Setork , and its representatives on the Development Team identified in the above referred 1955 to 2155 E New York Street, Aurora, Il 60505 PIN: 15-24-451-033 Land Use Petition requesting:a Plan Description Revision to the Special Use Planned Development on the property located at 1955 thru 2115 E. New York Street on the south side of New York Street, west of Welsh Drive and Requesting approval of a Preliminary Plan and Plat for the Fox Valley Square Subdivision located at 1955 thru 2115 E.New York Street on the south side of New York Street, west of Welsh Drive for a Planned Development (8000) Use, to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property.

Fox Valley Property Services LLC 1900 E New York

Signature:  Date February 6, 2017
Mike Setork, Manager of Fox Valley Property Services LLC 1900 E New York

Subscribed And Sworn To Before Me This 6th Day
Of February, 2017

Notary Signature 



SETORK – NEW YORK STREET, AURORA PROPERTY

1955 to 2155 E New York Street, Aurora, Il 60505 PIN: 15-24-451-033

LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE EASTERLY ALONG THE SOUTH LINE THEREOF, 1015.41 FEET (1014.81 FEET REC.) TO THE SOUTHERLY EXTENSION OF AN EAST LINE OF TRACT OF LAND CONVEYED TO THORTON R, AND HERMINA L. MORONEY BY DEED RECORDED JANUARY 26, 1931 AS DOCUMENT NO. 343043, FOR A POINT OF BEGINNING; THENCE NORTHERLY, AT AN ANGLE OF 90°42'58", MEASURED CLOCKWISE FROM SAID SOUTH LINE, ALONG THE SOUTHERLY EXTENSION OF SAID EAST LINE, 620.80 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO VERONA MILBRANDT BY DEED RECORDED OCTOBER 18TH, 1955 AS DOCUMENT NO. 792857; THENCE EASTERLY, AT AN ANGLE OF 89°51'13", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG THE SOUTHERLY LINE OF SAID MILBRANDT TRACT, 144.83 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTHERLY, AT AN ANGLE OF 89°51'13", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG THE EAST LINE OF SAID TRACT, 363.45 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 65 (NEW YORK AVENUE); THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 514.44 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2814.78 FEET, SAID ARC FORMING A CHORD THAT MEASURES 98°42'27" COUNTERCLOCKWISE FROM THE SAID EAST LINE, TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO WILLIAM AND BEATRICE NADLER, RECORDED OCTOBER 20TH, 1967 AS DOCUMENT NO. 1100360; THENCE SOUTHERLY, AT AN ANGLE OF 81°18'20", MEASURED COUNTERCLOCKWISE FROM THE CHORD FORMED BY THE LAST DESCRIBED COURSE, ALONG SAID WEST LINE, 1053.49 FEET TO THE SOUTH LINE OF SAID NORTH HALF; THENCE WESTERLY, AT AN ANGLE OF 90°42'11", MEASURED COUNTERCLOCKWISE FROM SAID WEST LINE, ALONG SAID SOUTH LINE, 652.93 FEET TO THE POINT OF BEGINNING, CONTAIN 14.02 ACRES, ALL IN AURORA TOWNSHIP, KANE COUNTY, ILLINOIS.

Parking and Stacking Requirement Worksheet

Project Number: 2016.080

Petitioner: Fox Valley Property Services, LLC 1900 E New York

Parking Requirement

Total Parking Requirement	141
Enclosed Parking Spaces	-
Surface Parking Spaces	141

Note: All parking spaces must be individually accessible spaces in order to count towards this requirement

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	5	
Drive-through facilities	5	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

OFFICE USE ONLY

Verified By: Steve Broadwell 2/2/2017

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
14,000	Structure 2254: Strip retail	1 space per 175 SF of GFA	80
4,380	Structure 2255: Vehicle Sales	1 parking space and 5 vehicles display spaces per 300 square feet of gross floor area, plus 2 per service bay	9
1,828	"Excluded Square Footage": storage, processing, mechanical rooms and restrooms		
3	And service bay		6
	And vehicle storage spaces		43
25,651	Structure 2620: Mini-storage yard	1 space per 2 acre with a minimum of 3 spaces required	3
			141
1	Drive-through facilities, unless otherwise specified	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.	5