 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>		COA: 50 S. First Street	
	<b>Significance:</b>		Non-contributing	
	<b>Petitioner:</b>		Eric Smith	
	<b>Project Type:</b>		Signs	
	<b>PUBLIC HEARING</b>			<b>MEETING 10/7/20</b>
<b>Agenda Item Category:</b>				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
<b>Attached Documents:</b>			<b>Additional Requested Documents:</b>	
Application, sign designs, photos				
<b>Project Description:</b>				
<ul style="list-style-type: none"> <li>Proposed is to install two wall signs.</li> <li>One wall sign will be a north facing non-illuminated sign above the second story windows</li> <li>The second wall sign will be a west facing illuminated sign above the second story windows.</li> </ul>				
<b>Staff Comments:</b>				
<p>The Commission reviewed a previous COA for a different sign located on the same building and had concerns over that sign's west location being above the first story windows and not the second story. The builder came to a meeting and said that all windows on the west side would be above the first story, so lights from the sign would not impact the third story residents. The proposed sign is above the second story window, and thus goes against what the builder previously said.</p>				
<b>Recommendation / Suggested Action:</b>				
<ul style="list-style-type: none"> <li>Provide feedback and recommendation on approval of the COA</li> </ul>				

**APPLICATION FOR COA REVIEW**  
**HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"**



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

(630) 377-4443

To be filled out by City Staff

Permit #: 2020 - 01845 Date Submitted: 9/28/2020 COA #        -        Admin. Approval:       

**APPLICATION INFORMATION**

Address of Property: 50 S. 1<sup>ST</sup> ST. 60174  
SUITE 500

Use of Property: ☒ Commercial, business name: COLDWELL BANKER

☐ Residential ☐ Other:       

**Project Type:**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Exterior Alteration/Repair   | <input type="checkbox"/> New Construction    | <input type="checkbox"/> Demolition             |
| <input type="checkbox"/> Windows                      | <input type="checkbox"/> Primary Structure   | <input type="checkbox"/> Primary Structure      |
| <input type="checkbox"/> Doors                        | <input type="checkbox"/> Additions           | <input type="checkbox"/> Garage/Outbuilding     |
| <input type="checkbox"/> Siding - Type: <u>      </u> | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Other <u>      </u>    |
| <input type="checkbox"/> Masonry Repair               | <input type="checkbox"/> Garage/Outbuilding  | <input type="checkbox"/> Relocation of Building |
| <input type="checkbox"/> Other <u>      </u>          | <input type="checkbox"/> Other <u>      </u> |   |
| <input checked="" type="checkbox"/> Awnings/Signs     |  |   |

**Description:**

- 1) INSTALLATION OF ONE - INTERNALLY ILLUMINATED  
WALL SIGN ON WEST ELEVATION, 2<sup>ND</sup> FLOOR.
- 2) INSTALLATION OF ONE - NON-ILLUMINATED WALL SIGN  
ON NORTH ELEVATION 2<sup>ND</sup> FLOOR

**Applicant Information:**

Name (print): ERIC SMITH - NEON PRISM ELECTRIC  
SIGN CO, INC.

Address: 1213 PARAMOUNT PARKWAY  
BATAVIA, IL 60510

Phone: (630) 879-1010

Email: NEONPRISM@NEONPRISMSIGNS.  
COMCASTBIZ.NET

Applicant is (check all that apply):

- ☐ Property Owner  
☒ Business Tenant  
☐ Project contractor  
☐ Architect/Designer

**Property Owner Information (if not the Applicant)**

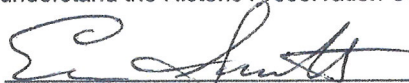
Name (print): RYAN CORCORAN - CORCORAN COMMERCIAL REAL ESTATE

Address: 423 S. 2<sup>ND</sup> ST., ST. CHARLES, IL 60174

Signature: ATTACHED

**APPLICANT/AUTHORIZED AGENT SIGNATURE**

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.


Signature:  Date: 9/28/2020



Ryan Corcoran,  
CCIM  
Office: 630.524.6592  
Mobile: 630.301.2999  
Fax: 630.882.0779

Partner // Broker  
423 S. 2nd Street  
St. Charles, IL 60174  
[ryan@complexmgmt.com](mailto:ryan@complexmgmt.com)

April 27, 2020

LANDLORD  
APPROVAL  


Ms. Jaime Schultz  
NRT, LLC  
dba Coldwell Banker  
740 Waukegan Rd  
Deerfield, IL 60015

*RE: Signage Request Approval*

Dear Ms. Shultz:

Please accept this letter as our formal authorization to proceed with the desired signage branding, for the Coldwell Banker office located at 50 S. 1st Street, Suite 500, St. Charles, IL 60174.

By issuing this letter of authorization, we require all sign elements to adhere to the design exhibit put forth, in representation of the same.

Please also ensure, that you adhere to all municipal ordinances and requirements, regarding the implementation of said signage.

Sincerely,



Ryan Corcoran  
Property Manager

Per attached  
drawing





## COLDWELL BANKER REALTY

2020 NATIONAL REBRAND PROGRAM

OFFICE LOCATION

100 East First Street  
St. Charles, IL 60174



VGS

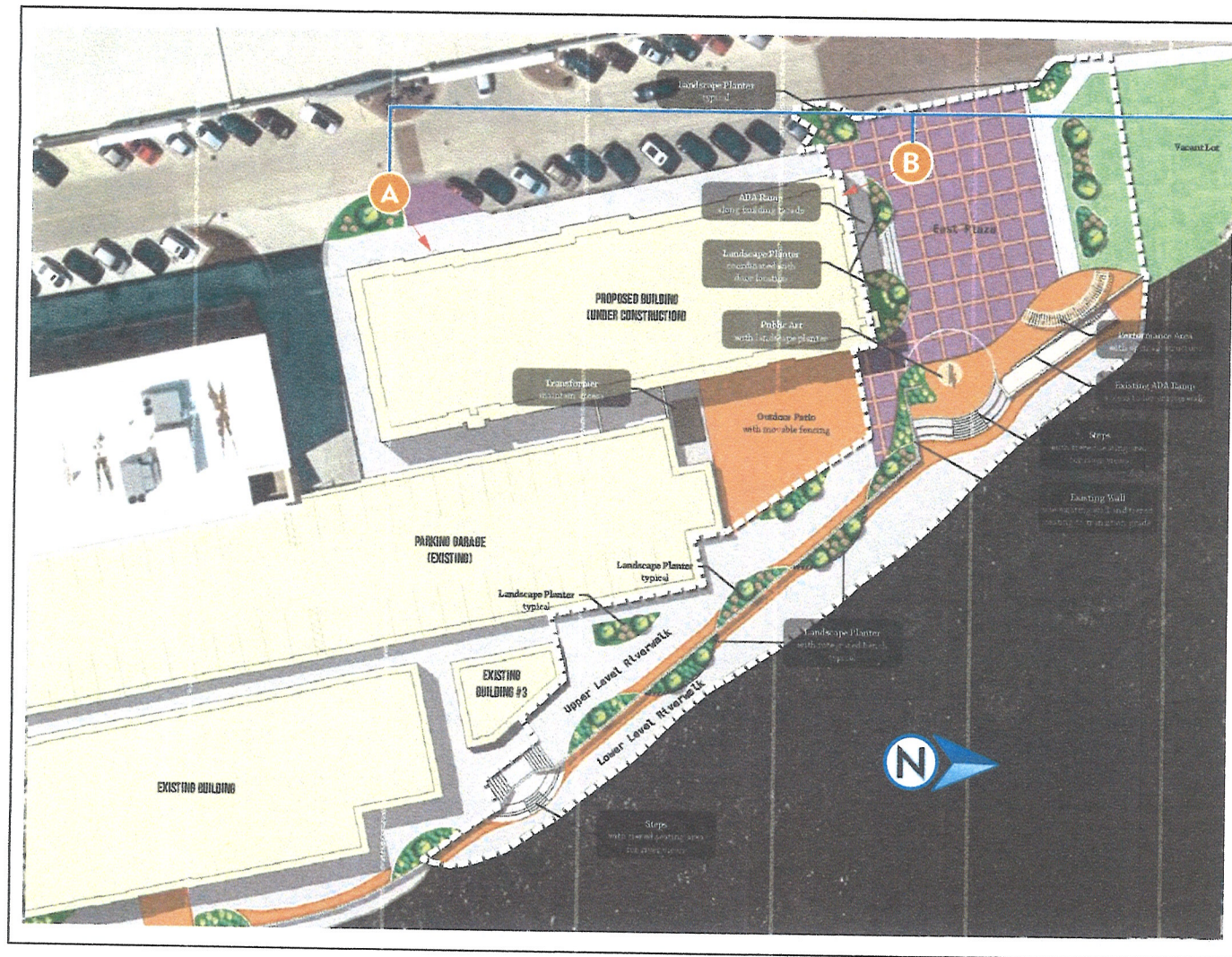
330 Washington Ave  
Carlstadt, NJ 0702

t 800 203 0301  
f 201 528 0890

e info@vgs-inc.com  
www.vgs-online.com

DWG #20-415410





EXTERIOR SIGN  
LOCATIONS



VGS

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Carlstadt, NJ 07072

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1 201 528 0890

e info@vgsinc.com  
www.vgsinc.com

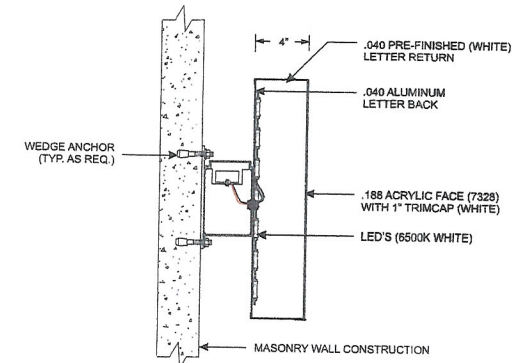
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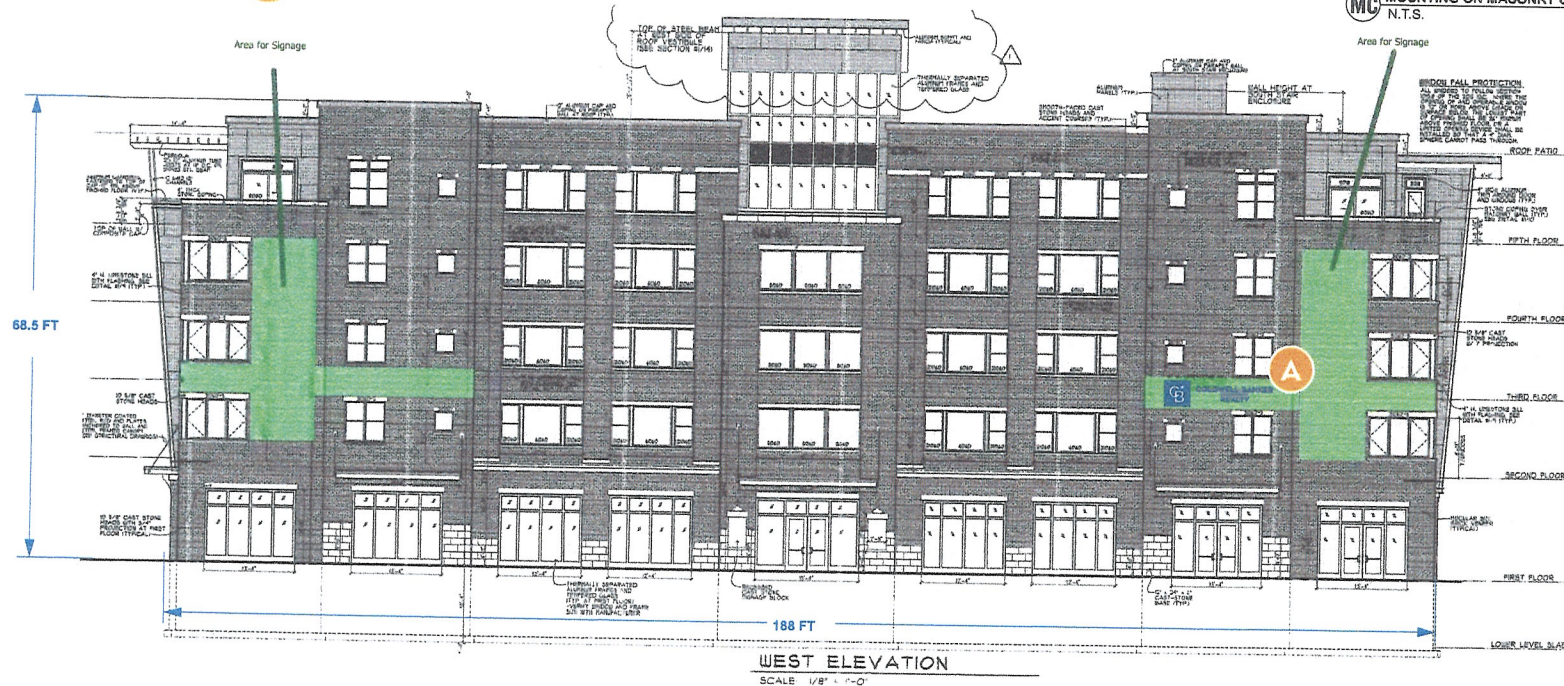
Signature \_\_\_\_\_ Date \_\_\_\_\_



The logo consists of a blue square containing a white stylized 'CB' monogram with a white star above the 'B'. To the right of the square, the text 'COLDWELL BANKER' is written in a bold, blue, sans-serif font, with 'REALTY' centered below it in the same font. Dimension lines indicate the logo's size: a vertical line on the left shows a height of 46", and a horizontal line at the top shows a width of 196".



**MC MOUNTING ON MASONRY CONSTRUCTION**  
N.T.S.



**368 White Dual Color**  
Printed PMS 280

RACEWAY COLOR  
TO MATCH BRICK



VGS

e info@vgsonline.com  
www.vgsonline.com

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154"

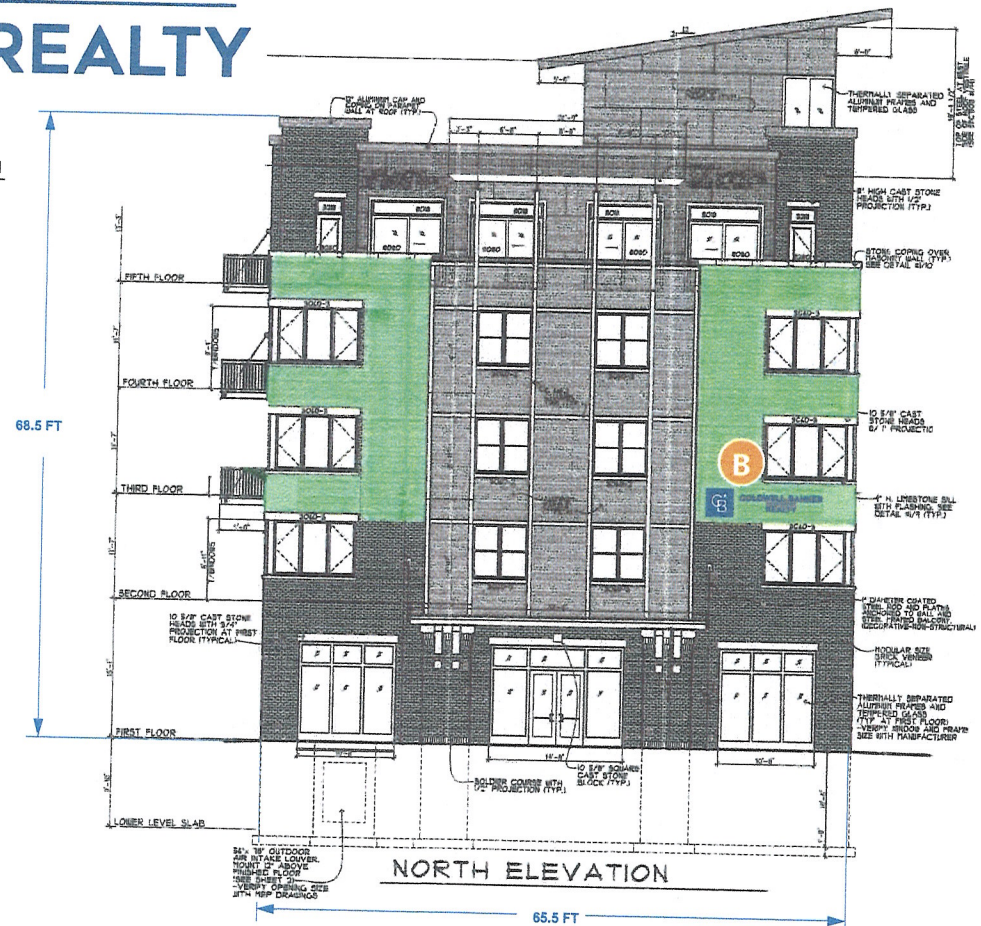
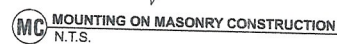
36"

**COLDWELL BANKER**

**REALTY**

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