


HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY				
 CITY OF ST. CHARLES ILLINOIS • 1834	Agenda Item Title/Address:	Recommendation to Plan Commission regarding PUD Amendment for Former Blue Goose Property, 300 S. 2 nd St.		
	Significance:	N/A		
	Presenter:	Matt Hendy, Fort Union, LLC		
	Project Type:	Signage		
	PUBLIC HEARING		MEETING 4/19/23	X
Agenda Item Category:				
	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation	X	Commission Business	
Attached Documents:		Additional Requested Documents:		
Sign plans				
Project Description:				
<p>A Special Use Application has been submitting requesting an amendment to the First Street Redevelopment PUD concerning the former Blue Goose property. The PUD Amendment is being requested in order to allow a freestanding sign that exceeds the sign height and sign face area limitations that apply to the property.</p> <p>The proposed sign is located along S. 2nd St./Rt. 31 at the northwest corner of the Blue Goose parking lot. The proposed sign is 20 ft. in height with a sign face of 64 sf. The Zoning Ordinance limits freestanding signs in this zoning district to 10 ft. in height and 50 sf.</p> <p>According to the applicant, the sign will promote visibility for a new grocery store that intends to occupy the building.</p>				
Staff Comments:				
<p>The Zoning Ordinance calls for the Historic Preservation Commission to make recommendations to the Plan Commission regarding PUD applications for property within a historic district. The former Blue Goose parking lot is located within the Central Historic District.</p> <p><i>The Commission's recommendation shall address the potential impact of the application on the historic resources of the City, particularly with regard to designated landmarks and historic districts directly affected.</i></p> <p>The Commission's recommendation is only in regards to the requested zoning deviations for sign height and sign face area. A Certificate of Appropriateness will be required for the design of the sign. City approval of the PUD Amendment is required prior to the applicant submitting a COA application.</p>				
Recommendation / Suggested Action:				
Provide comments and a recommendation to the Plan Commission regarding the PUD Amendment.				

Fort Union

300 S. 2nd St.
St. Charles, IL



04.11.23
8005117



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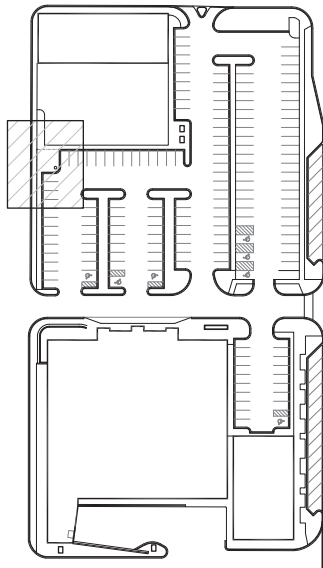


Site Name :
Location : St. Charles, IL

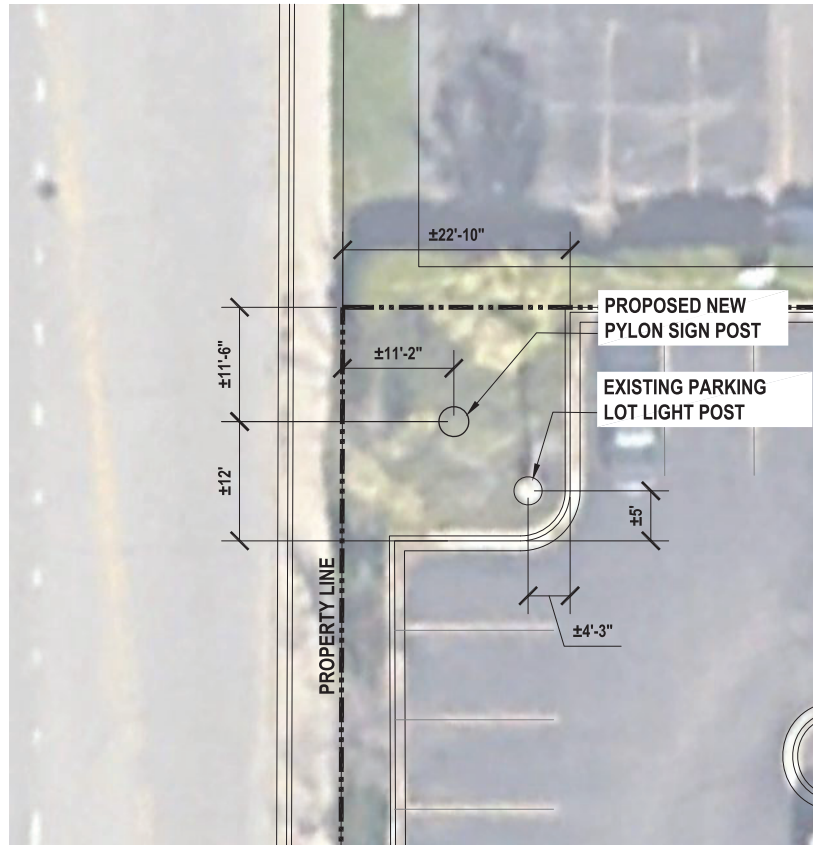
Drawn By : SA
Date : 03.23.23

The information presented herein is intended for use solely by this Owner, for the purposes of conceptual planning only and should not be used as a construction document. Owner, contractor and/or tenant are responsible to verify all dimensions and conditions prior to general construction. This information represents a preliminary interpretation of various issues as related to the site under review, and should not be considered a comprehensive report. Information may have been obtained verbally or from other sources including the internet. No testing, surveying, or on-site investigations have been performed as part of this work.

PYLON



1 KEY PLAN
1" = 80'



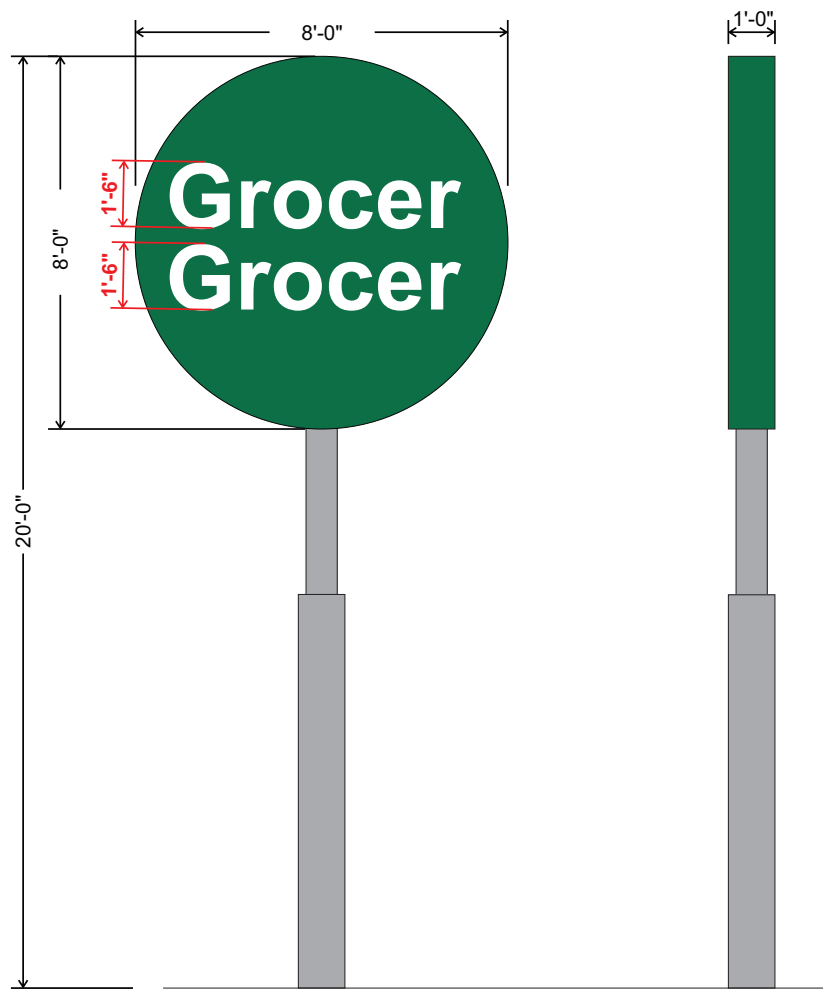
1 PYLON SIGN AREA DIAGRAM
1" = 8'



Client Fort Union	Project Name & Location 300 S 2nd St. St. Charles, IL	Date 11.22.22	Revisions 11.23.22 03.27.23 04.03.23 04.11.23
Customer Approval	Job Number 8005117	Drawn By SJV	

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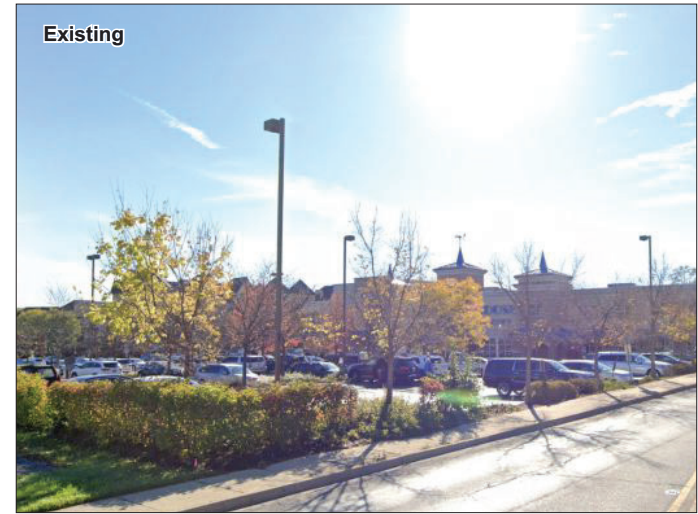


D/F Illuminated Pole Sign
Scale: 3/8" - 1'-0"

Double Face Illuminated Fabricated Aluminum Sign .125" Aluminum Faces with .090" Aluminum Sides Painted Green and white, Actual Colors TBD

Electric to be ran to sign location by others

Direct Buried Steel Support, Dimensions TBD



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